HOUSING MARKET INFORMATION

HOUSING NOW
Greater Toronto Area

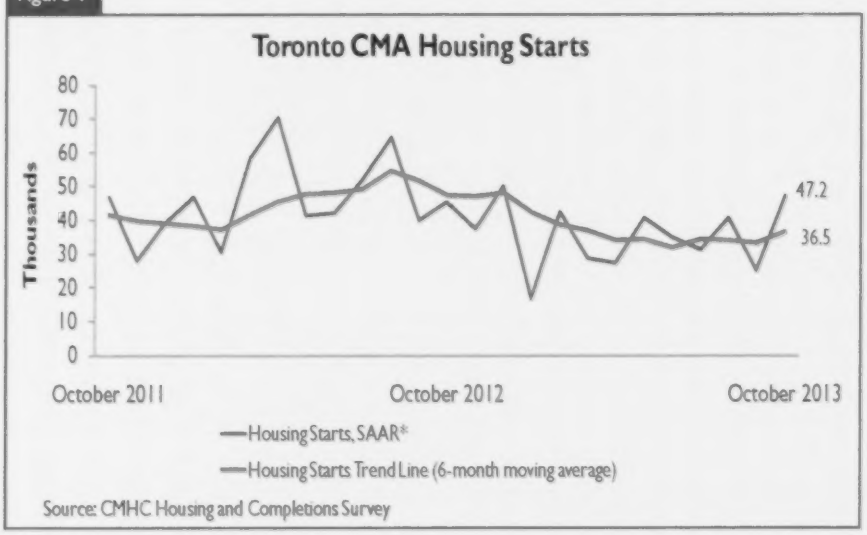
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: November 2013

Highlights

- The trend for starts in Toronto was up in October at 36,530 units
- Rows and apartments construction lifted total starts
- High new single-detached home prices encouraged row-home construction

Figure 1



* SAAR[1]: Seasonally Adjusted Annual Rate.

[1] The seasonally adjusted annual rate (SAAR) is a monthly figure for starts adjusted to remove normal season variation and multiplied by 12 to reflect annual levels. By removing seasonal ups and downs, seasonal adjustment allows for a comparison from one season to the next and from one month to the next. Reporting monthly figures at annual rates indicates the annual level of starts that would be obtained if the monthly pace was maintained for 12 months. This facilitates comparison of the current pace of activity to annual forecasts as well as to historical annual levels.

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Rows and Apartments Still Leading New Construction

Seasonally adjusted and annualized monthly housing starts in the Toronto CMA were trending[2] at 36,530 in October, up significantly from September as developers broke ground on more of the projects which had begun selling in 2011 and 2012. The trend for single and semi-detached housing starts eased in October, but the trend for row and apartment housing starts increased significantly from the previous month and lifted the overall total in October.

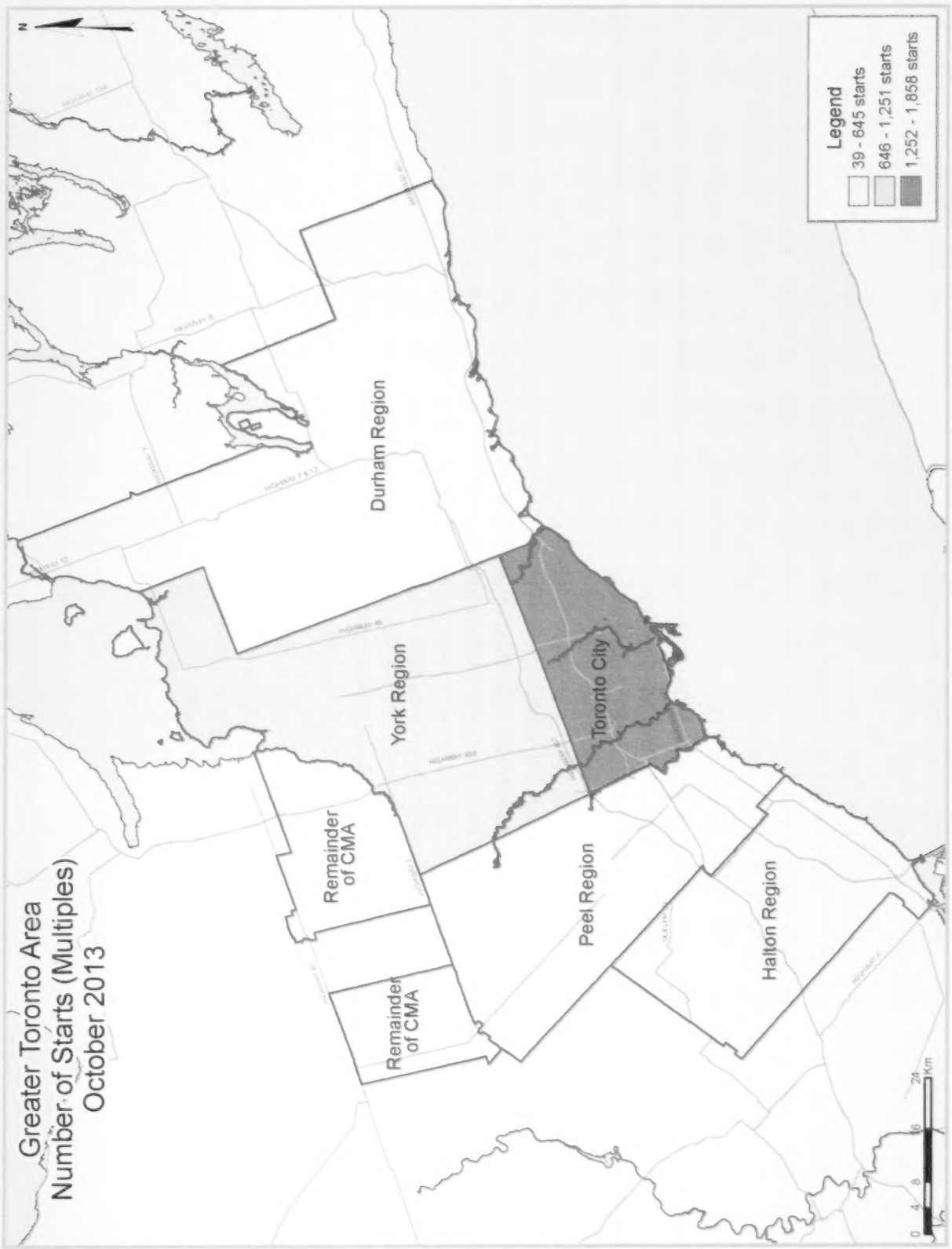
Currently, there are 54,918 apartments under construction in the Greater Toronto Area (GTA). The number of apartment completions year-to-date remained close to ten per cent higher than in the same period last year. During the spring a significant number of condominium apartments were completed. This helped keep the year-to-date total higher than it was last year.

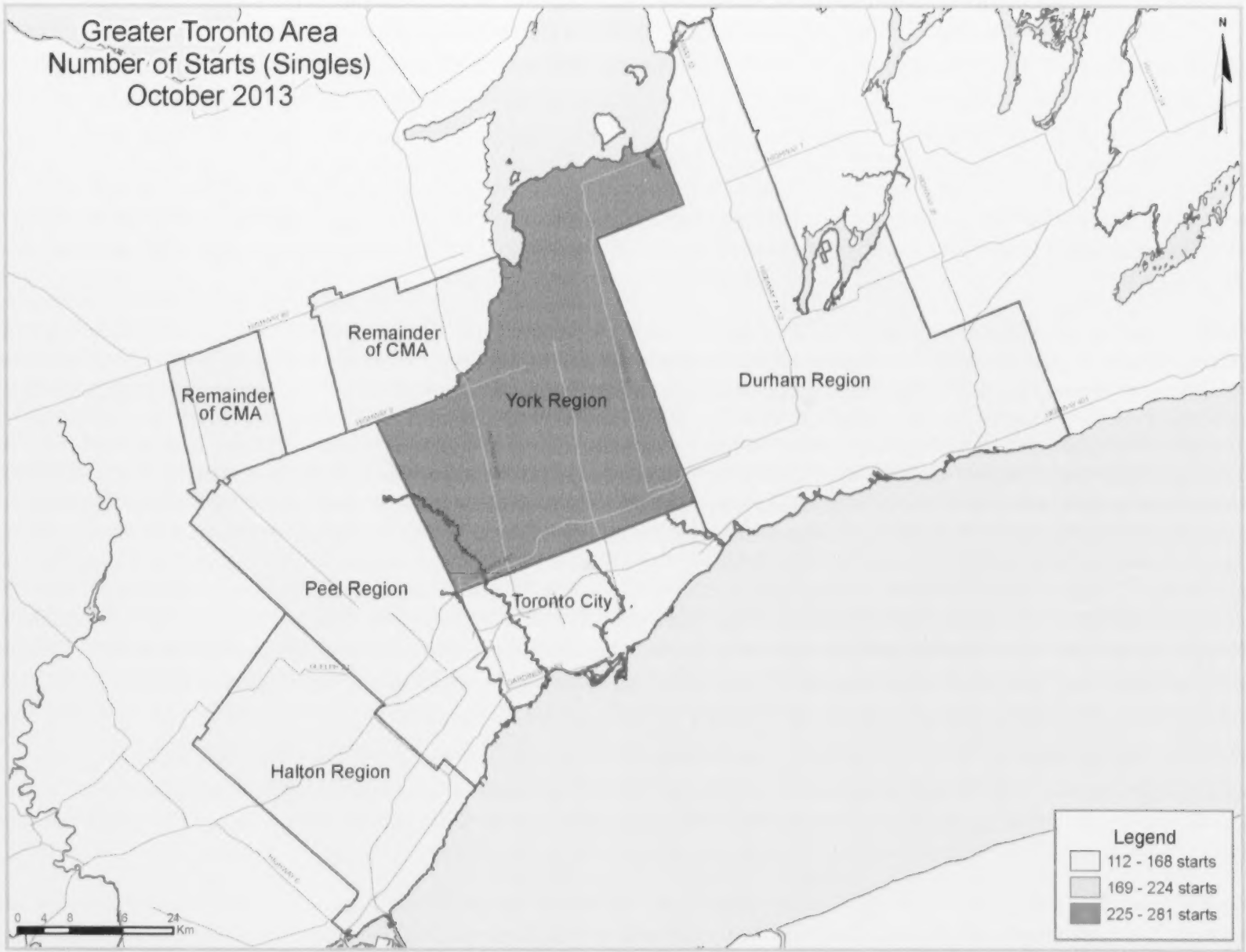
At the submarket level, all regions in the Toronto Census Metropolitan Area (CMA) reported significant new housing starts growth from September. In particular, the City of Toronto, as well as York and Halton Regions reported significant growth.

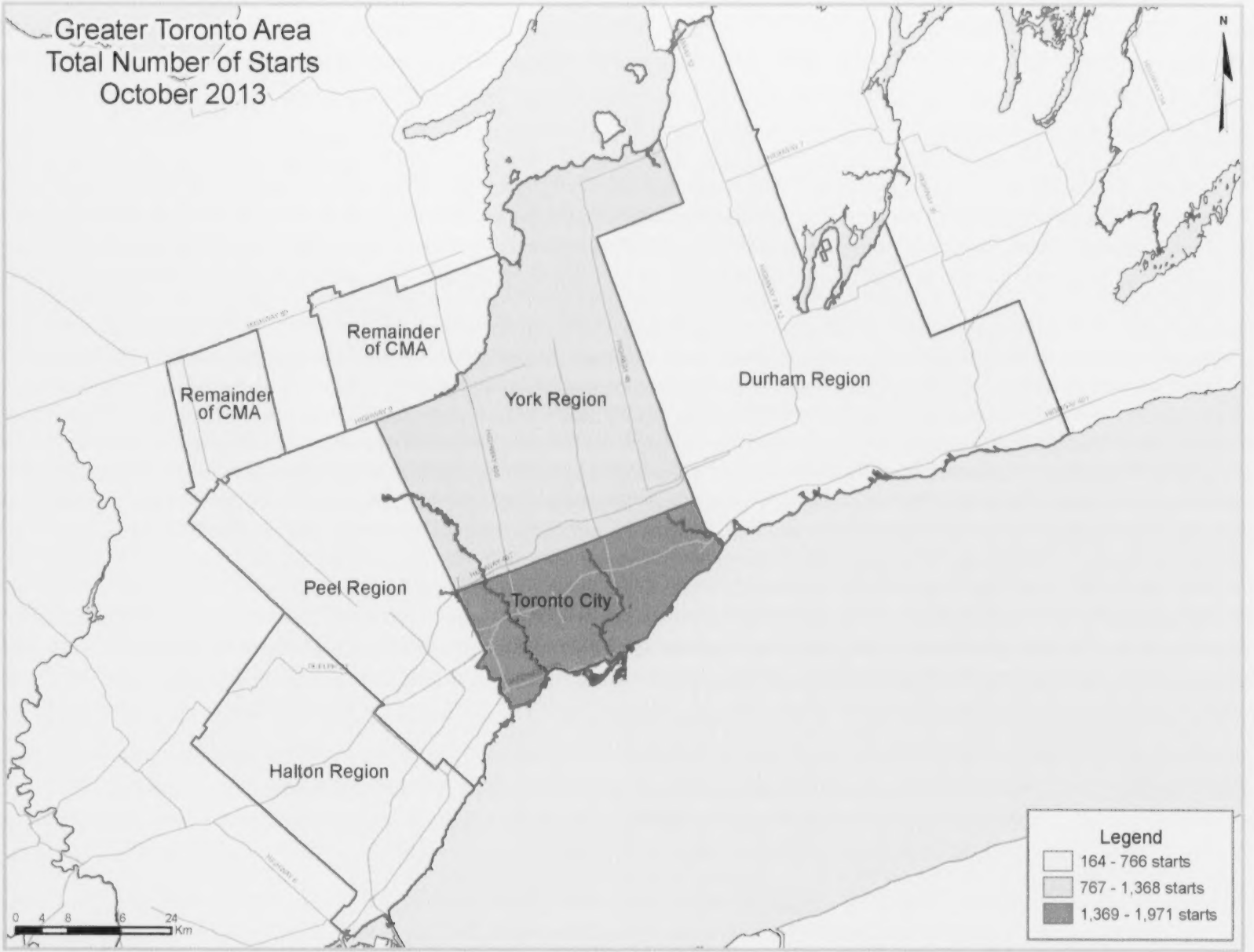
In terms of new housing starts by type, all types reported significant growth in row and condominium apartment starts with the sole exceptions being the City of Toronto where all growth came from condominium apartments and Durham region where high-density growth (rows and condominium apartments) came only from rows. Single-detached new housing starts growth was strongest in Durham Region followed by Halton and York Regions.

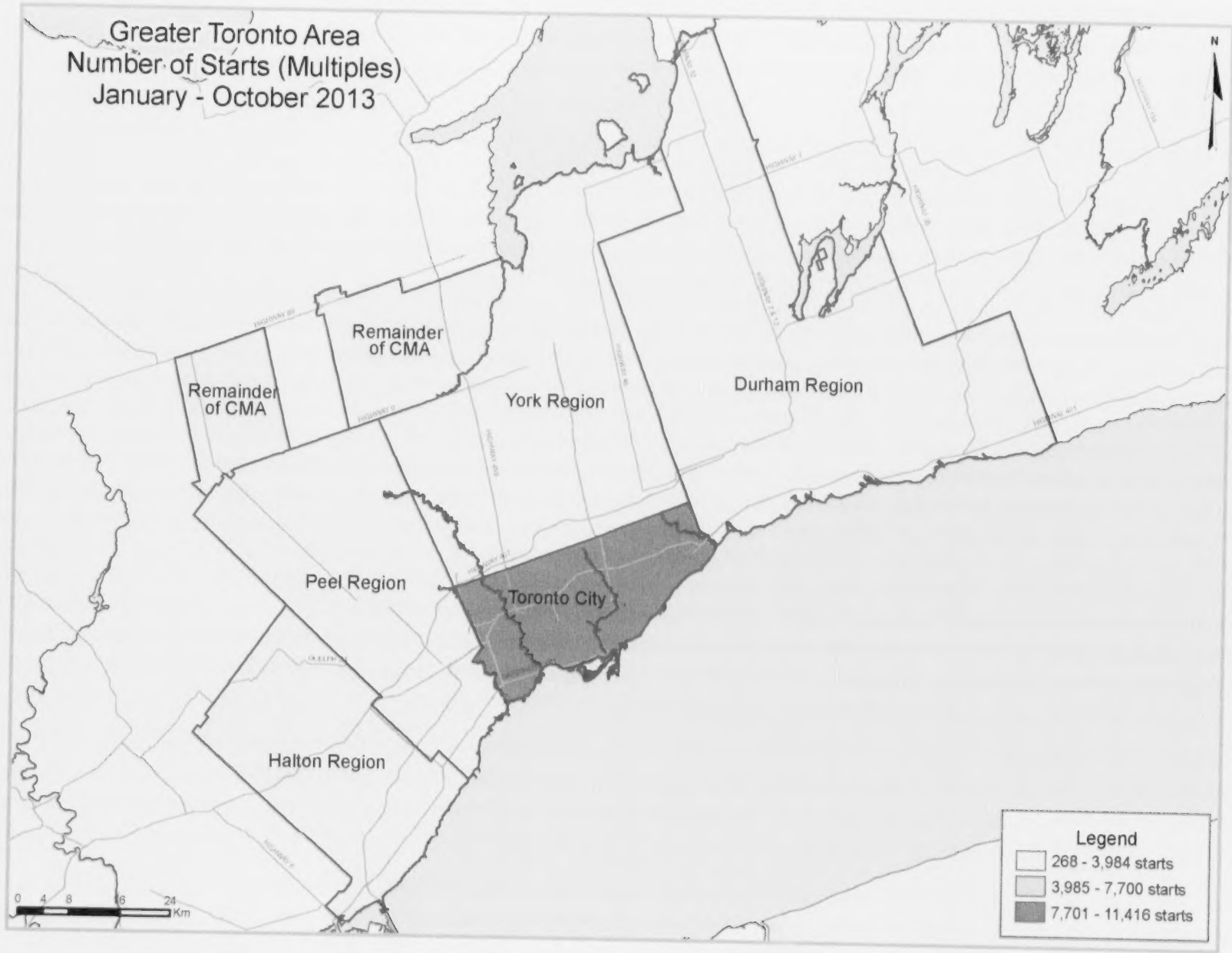
The price of a new single-detached home was up substantially from a year ago in October. The high price for single-detached homes has supported the recovery in the construction of row-homes. Row-homes are more affordable housing option compared to single-detached homes.

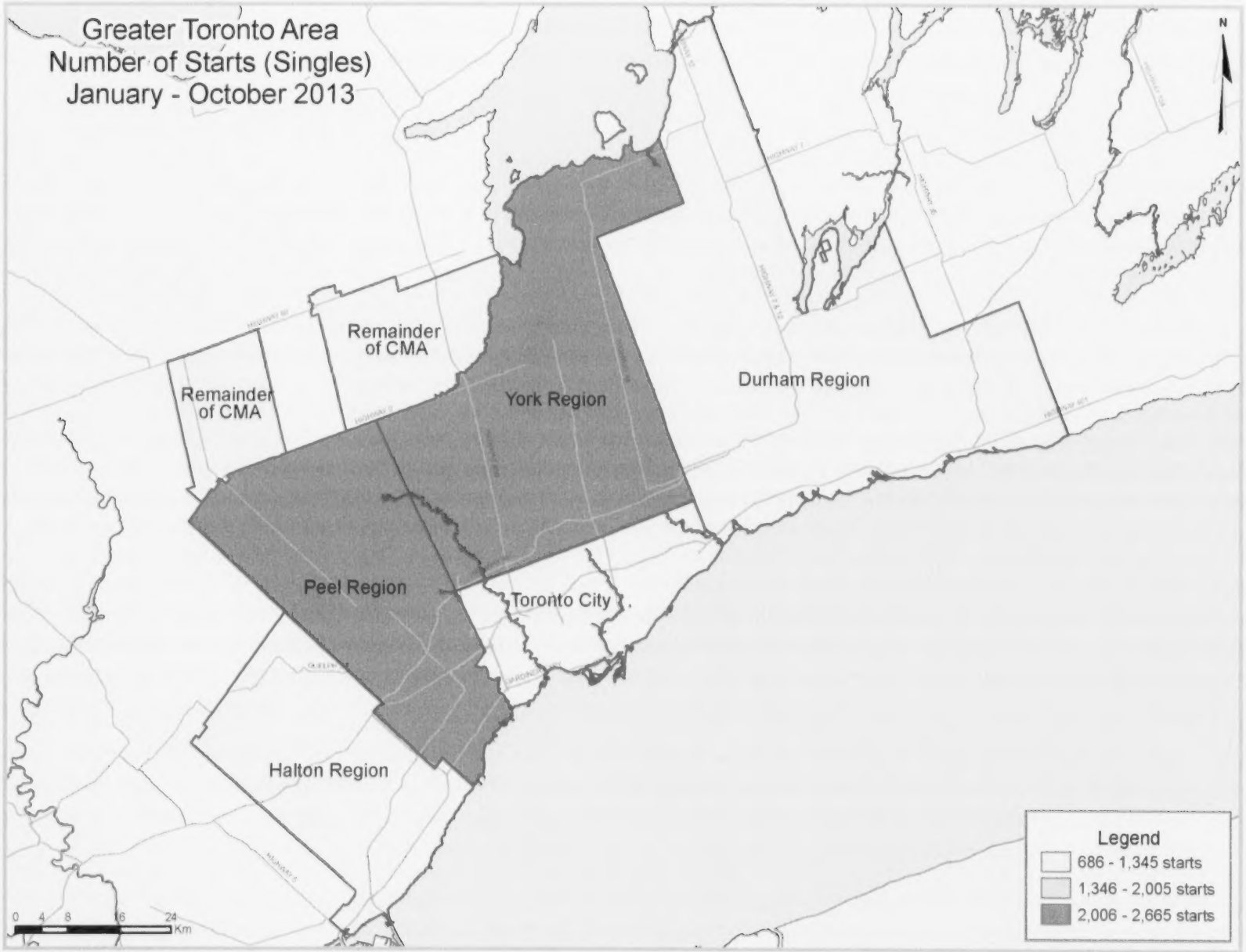
[2] The trend is a six-month moving average of seasonally adjusted annual rate.

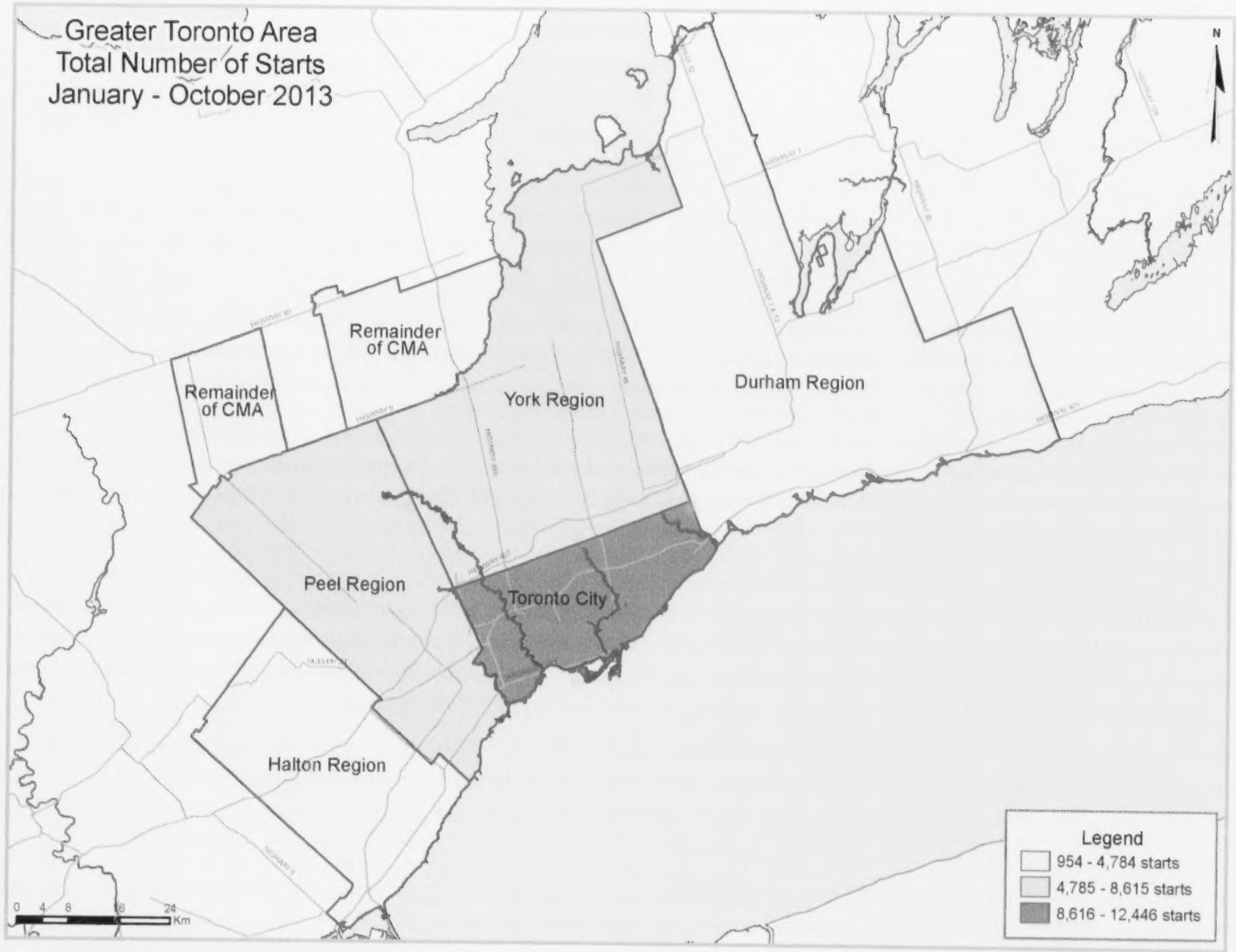

Greater Toronto Area
Number of Starts (Multiples)
October 2013
Legend
39 - 645 starts
646 - 1,251 starts
1,252 - 1,858 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
N
0
4
8
16
24
Km


Greater Toronto Area
Number of Starts (Singles)
October 2013
N
Remainder of CMA
Remainder of CMA
York Region
Durham Region
Peel Region
Toronto City
Halton Region
0 4 8 16 24 Km
Legend
112 - 168 starts
169 - 224 starts
225 - 281 starts


Greater Toronto Area
Total Number of Starts
October 2013
N
Remainder of CMA
Remainder of CMA
York Region
Durham Region
Peel Region
Toronto City
Halton Region
0 4 8 16 24
Km
Legend
164 - 766 starts
767 - 1,368 starts
1,369 - 1,971 starts

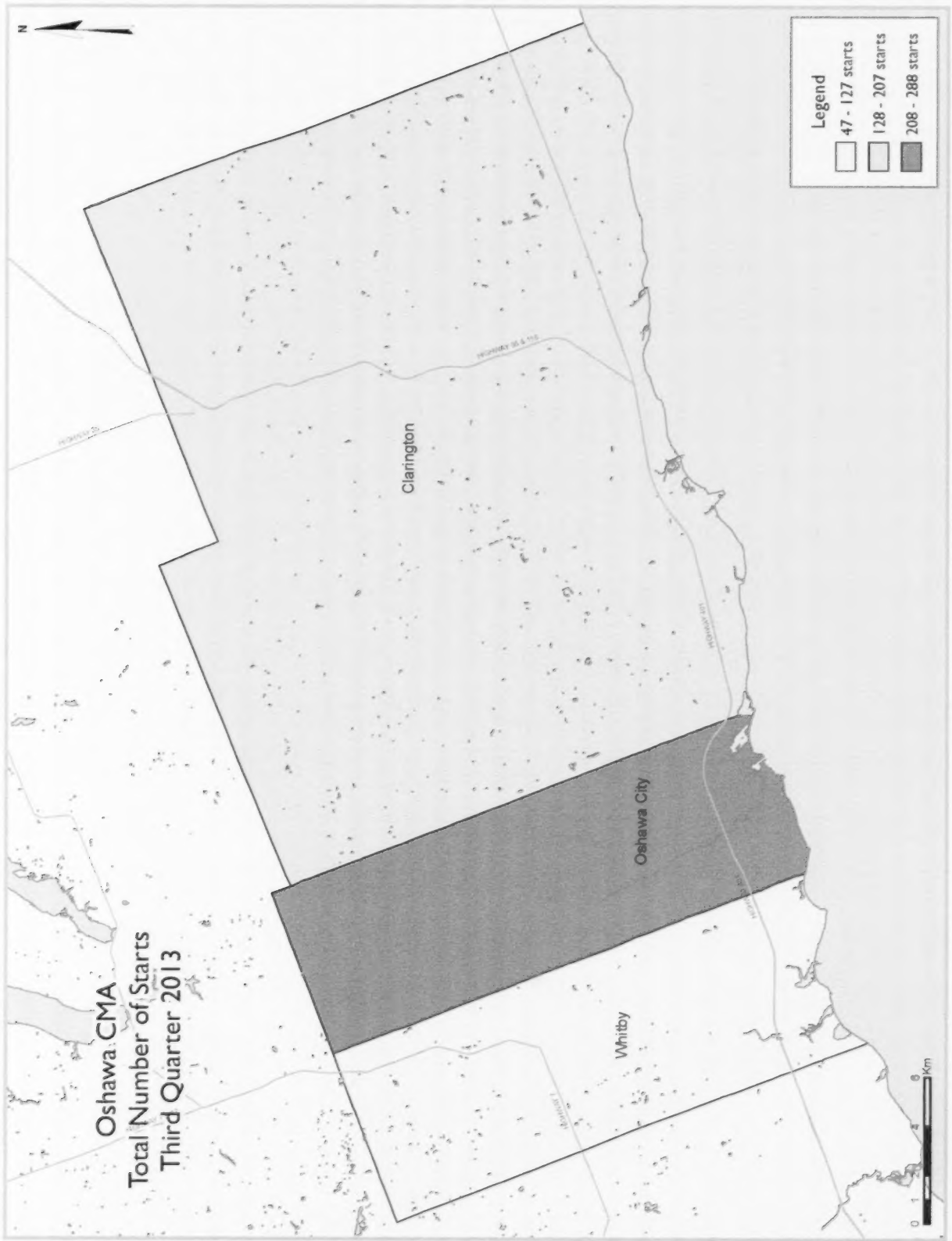

Greater Toronto Area
Number of Starts (Multiples)
January - October 2013
N
Remainder of CMA
Remainder of CMA
York Region
Durham Region
Peel Region
Toronto City
Halton Region
0 4 8 16 24
Km
Legend
268 - 3,984 starts
3,985 - 7,700 starts
7,701 - 11,416 starts

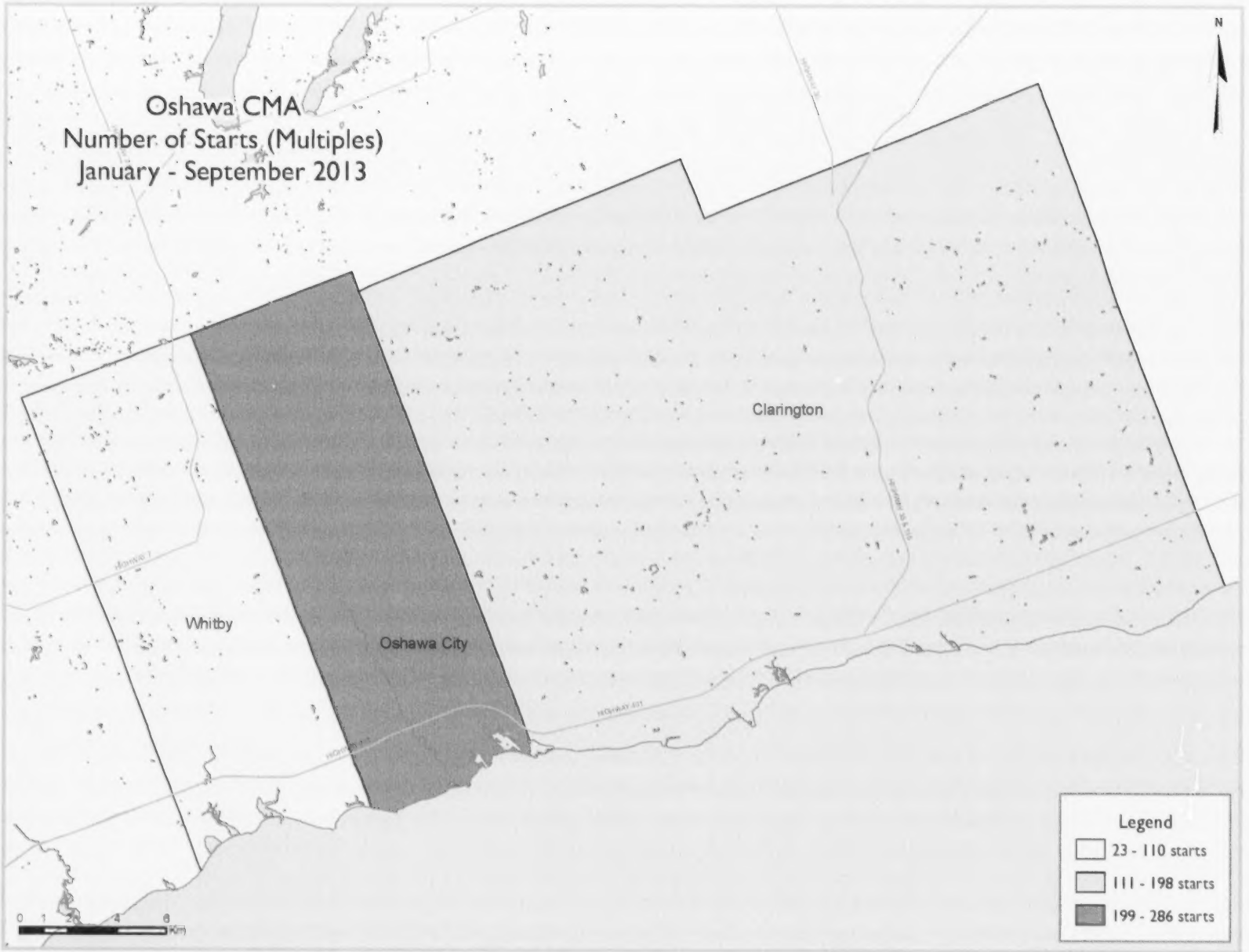

Greater Toronto Area
Number of Starts (Singles)
January - October 2013
N
Remainder of CMA
Remainder of CMA
York Region
Durham Region
Peel Region
Toronto City
Halton Region
0 4 8 16 24
Km
Legend
686 - 1,345 starts
1,346 - 2,005 starts
2,006 - 2,665 starts

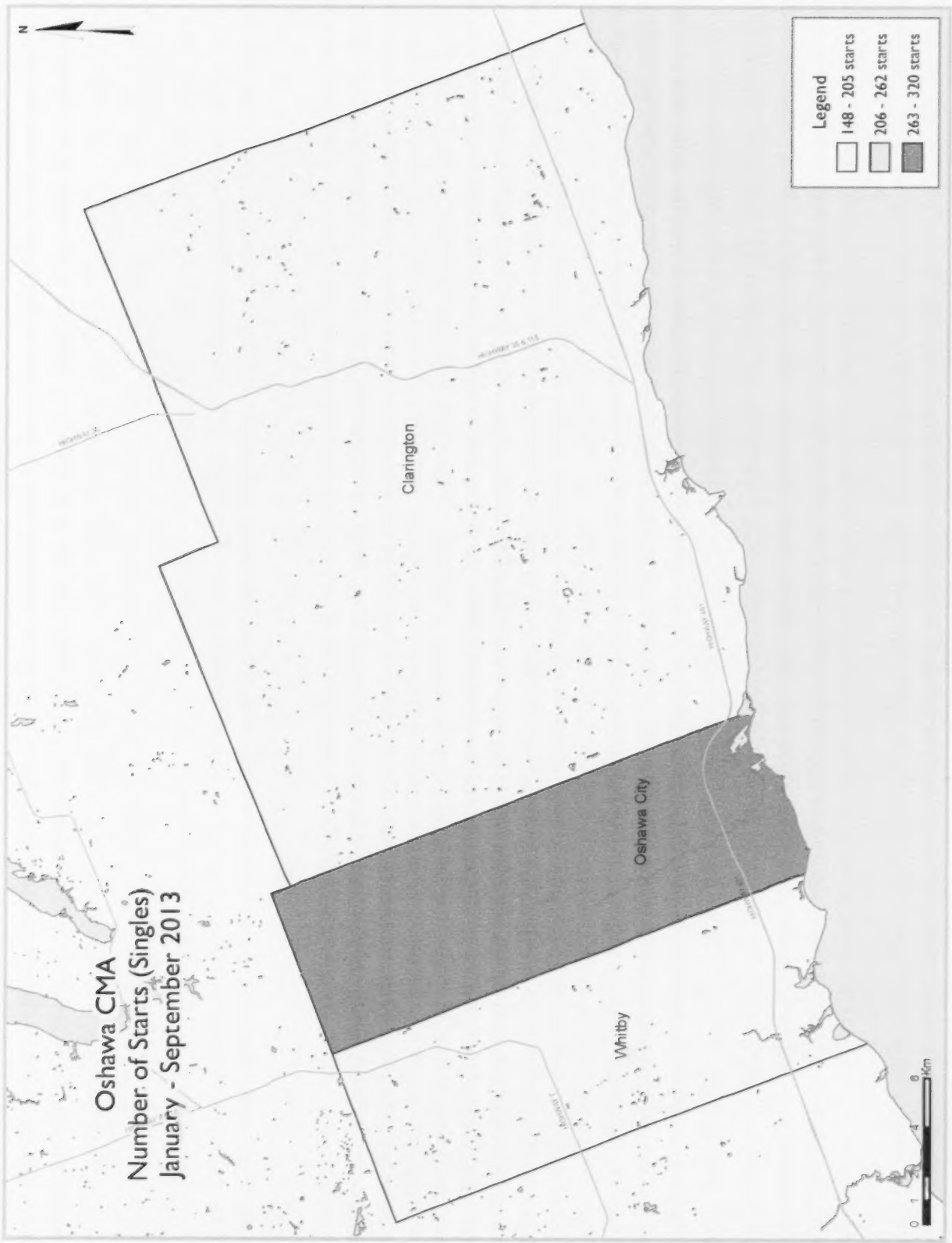

Greater Toronto Area
Total Number of Starts
January - October 2013
N
Remainder of CMA
Remainder of CMA
York Region
Durham Region
Peel Region
Toronto City
Halton Region
0 4 8 16 24
Km
Legend
954 - 4,784 starts
4,785 - 8,615 starts
8,616 - 12,446 starts

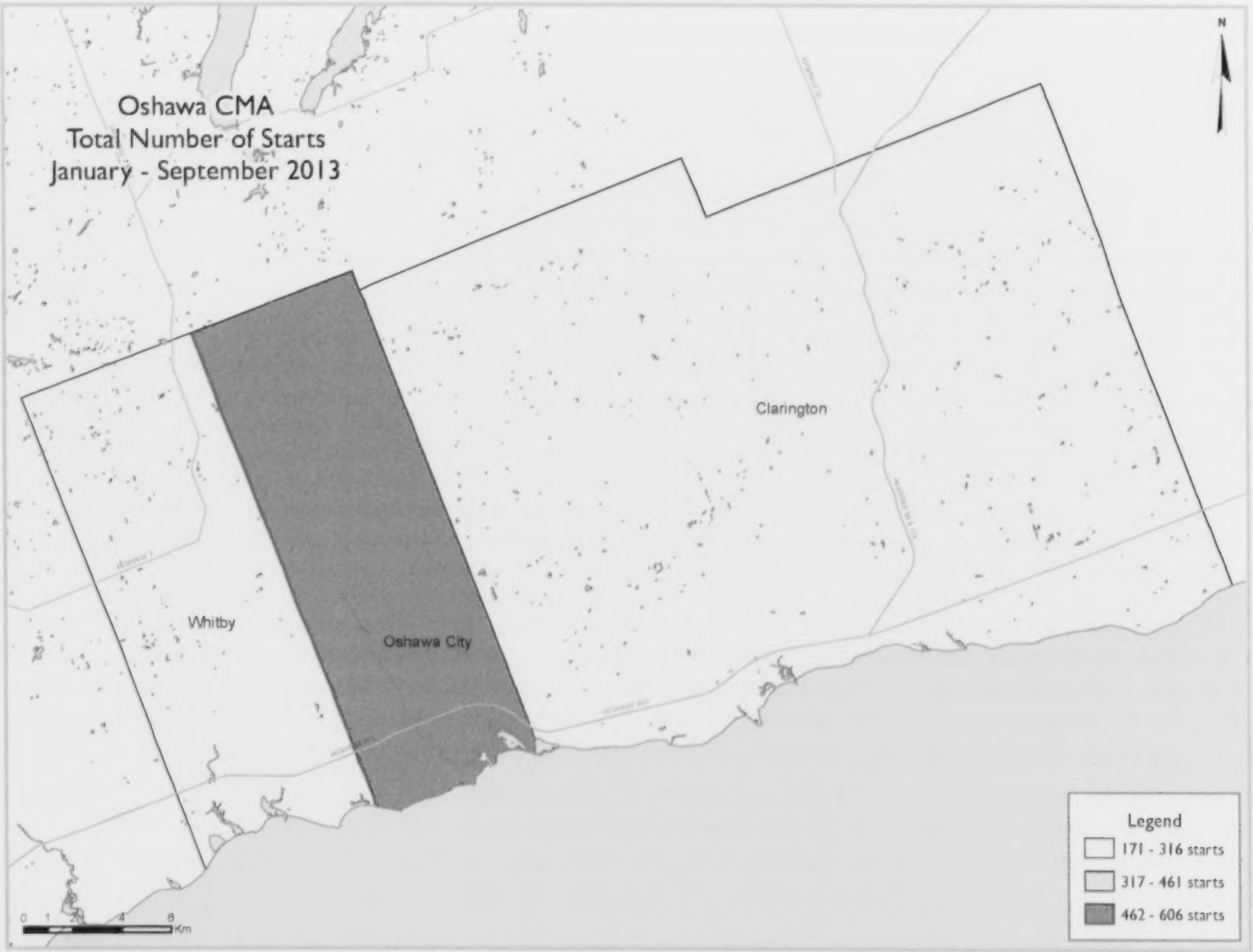
Oshawa CMA
Number of Starts (Multiples)
Third Quarter 2013
Legend
No starts
39 - 114 starts
115 - 190 starts
Clarington
Oshawa City
Whitby
N
0 1 2 4 8 Km

Oshawa CMA
Number of Starts (Singles)
Third Quarter 2013
Legend
47 - 64 starts
65 - 81 starts
82 - 98 starts
Clarington
Oshawa City
Whitby
N
0
1
4
6
Km


Oshawa CMA
Total Number of Starts
Third Quarter 2013
N
Legend
47 - 127 starts
128 - 207 starts
208 - 288 starts
Clarington
Oshawa City
Whitby
0
6
Km


Oshawa CMA
Number of Starts (Multiples)
January - September 2013
N
Clarington
Whitby
Oshawa City
HIGHWAY 401
Legend
23 - 110 starts
111 - 198 starts
199 - 286 starts
0 1 2 4 6
Km


Oshawa CMA
Number of Starts (Singles)
January - September 2013
Legend
148 - 205 starts
206 - 262 starts
263 - 320 starts
Clarington
Oshawa City
Whitby
N
0
4
8 Km


Oshawa CMA
Total Number of Starts
January - September 2013
N
Clarington
Whitby
Oshawa City
Legend
171 - 316 starts
317 - 461 starts
462 - 606 starts
0 1 4 8
Km

ZONE DESCRIPTIONS - TORONTO CMA	
Toronto City	Toronto, East York, Etobicoke, North York, Scarborough, York
York Region	Aurora, East Gwillimbury, Georgina Township, King Township, Markham, Newmarket, Richmond Hill, Vaughan, Whitchurch-Stouffville
Peel Region	Brampton, Caledon, Mississauga
Halton Region	Burlington, Halton Hills, Milton, Oakville
Durham Region	Ajax, Brock, Clarington, Oshawa, Pickering, Scugog, Uxbridge, Whitby
Remainder of CMA	Bradford / West Gwillimbury, Town of Mono, New Tecumseth, Orangeville

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed

Table 1a: Housing Starts (SAAR and Trend) October 2013		
Toronto CMA[1]	September 2013	October 2013
Trend[2]	33,206	36,531
SAAR	25,140	47,246
	October 2012	October 2013
Actual		
October - Single-Detached	1,058	832
October - Multiples	2,865	3,227
October - Total	3,923	4,059
January to October - Single-Detached	8,766	7,783
January to October - Multiples	31,774	19,787
January to October - Total	40,540	27,570

Table 1b: Housing Starts (SAAR and Trend) October 2013		
Oshawa CMA[1]	September 2013	October 2013
Trend[2]	1,442	1,507
SAAR	2,799	1,410
	October 2012	October 2013
Actual		
October - Single-Detached	98	85
October - Multiples	36	33
October - Total	134	118
January to October - Single-Detached	971	753
January to October - Multiples	580	455
January to October - Total	1,551	1,208

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1a: Housing Activity Summary of Toronto CMA
October 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
October 2013	824	132	388	8	46	2,630	6	25	4,059
October 2012	1,053	136	341	5	137	2,250	0	1	3,923
% Change	-21.7	-2.9	13.8	60.0	-66.4	16.9	n/a	**	3.5
Year-to-date 2013	7,746	1,582	2,967	37	456	14,297	10	475	27,570
Year-to-date 2012	8,727	1,825	4,298	36	945	22,858	28	1,822	40,540
% Change	-11.2	-13.3	-31.0	2.8	-51.7	-37.5	-64.3	-73.9	-32.0
UNDER CONSTRUCTION									
October 2013	8,038	1,842	3,743	26	810	53,385	18	1,491	69,354
October 2012	8,183	1,991	4,537	45	1,108	47,272	24	3,135	66,296
% Change	-1.8	-7.5	-17.5	-42.2	-26.9	12.9	-25.0	-52.4	4.6
COMPLETIONS									
October 2013	821	114	465	6	23	736	0	466	2,631
October 2012	1,068	92	188	2	101	1,748	0	205	3,404
% Change	-23.1	23.9	147.3	200.0	-77.2	-57.9	n/a	127.3	-22.7
Year-to-date 2013	8,136	1,731	3,121	50	663	11,502	14	2,291	27,508
Year-to-date 2012	9,339	1,524	2,546	27	790	10,523	16	2,094	26,859
% Change	-12.9	13.6	22.6	85.2	-16.1	9.3	-12.5	9.4	2.4
COMPLETED & NOT ABSORBED									
October 2013	149	18	52	0	9	1,013	n/a	n/a	1,241
October 2012	161	14	51	0	6	932	n/a	n/a	1,164
% Change	-7.5	28.6	2.0	n/a	50.0	8.7	n/a	n/a	6.6
ABSORBED									
October 2013	818	106	483	6	20	764	n/a	n/a	2,197
October 2012	1,038	88	185	2	101	1 620	n/a	n/a	3,034
% Change	-21.2	20.5	161.1	200.0	-80.2	-52.8	n/a	n/a	-27.6
Year-to-date 2013	8,119	1,727	3,140	51	665	11,398	n/a	n/a	25,100
Year-to-date 2012	9,272	1,529	2,556	27	786	10,439	n/a	n/a	24,609
% Change	-12.4	12.9	22.8	88.9	-15.4	9.2	n/a	n/a	2.0

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1b: Housing Activity Summary of Oshawa CMA
October 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
October 2013	85	0	18	0	0	0	0	15	118
October 2012	98	16	12	0	8	0	0	0	134
% Change	-13.3	-100.0	50.0	n/a	-100.0	n/a	n/a	n/a	-11.9
Year-to-date 2013	749	58	98	0	21	0	31	251	1,208
Year-to-date 2012	971	32	86	0	169	154	0	139	1,551
% Change	-22.9	81.3	14.0	n/a	-87.6	-100.0	n/a	80.6	-22.1
UNDER CONSTRUCTION									
October 2013	519	24	88	0	40	120	17	390	1,198
October 2012	650	30	82	0	171	190	1	159	1,283
% Change	-20.2	-20.0	7.3	n/a	-76.6	-36.8	**	145.3	-6.6
COMPLETIONS									
October 2013	77	4	6	0	14	0	13	3	117
October 2012	111	2	6	0	12	0	0	16	147
% Change	-30.6	100.0	0.0	n/a	16.7	n/a	n/a	-81.3	-20.4
Year-to-date 2013	868	76	100	0	138	70	25	21	1,298
Year-to-date 2012	1,113	6	207	0	105	0	49	30	1,510
% Change	-22.0	**	-51.7	n/a	31.4	n/a	-49.0	-30.0	-14.0
COMPLETED & NOT ABSORBED									
October 2013	3	0	0	0	0	0	n/a	n/a	3
October 2012	7	0	0	0	6	9	n/a	n/a	22
% Change	-57.1	n/a	n/a	n/a	-100.0	-100.0	n/a	n/a	-86.4
ABSORBED									
October 2013	79	4	6	0	14	0	n/a	n/a	103
October 2012	112	2	6	0	9	0	n/a	n/a	129
% Change	-29.5	100.0	0.0	n/a	55.6	n/a	n/a	n/a	-20.2
Year-to-date 2013	881	76	100	0	140	79	n/a	n/a	1,276
Year-to-date 2012	1,129	6	208	0	102	1	n/a	n/a	1,446
% Change	-22.0	**	-51.9	n/a	37.3	**	n/a	n/a	-11.8

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1c: Housing Activity Summary of Greater Toronto Area
October 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
October 2013	791	112	357	7	56	2,630	6	77	4,036
October 2012	1,132	152	334	0	145	2,250	0	1	4,014
% Change	-30.1	-26.3	6.9	n/a	-61.4	16.9	n/a	**	0.5
Year-to-date 2013	7,938	1,586	2,907	8	588	14,537	41	1,033	28,638
Year-to-date 2012	9,279	1,799	4,339	3	1,100	23,350	28	1,961	41,860
% Change	-14.5	-11.8	-33.0	166.7	-46.5	-37.7	46.4	-47.3	-31.6
UNDER CONSTRUCTION									
October 2013	8,140	1,796	3,614	8	951	54,083	35	2,188	70,816
October 2012	8,568	1,959	4,526	15	1,265	47,954	25	3,294	67,607
% Change	-5.0	-8.3	-20.2	-46.7	-24.8	12.8	40.0	-33.6	4.7
COMPLETIONS									
October 2013	867	118	471	1	48	736	13	469	2,723
October 2012	1,156	94	220	0	111	1,748	0	296	3,625
% Change	-25.0	25.5	114.1	n/a	-56.8	-57.9	n/a	58.4	-24.9
Year-to-date 2013	8,620	1,759	3,219	13	839	11,726	39	2,312	28,527
Year-to-date 2012	10,075	1,490	2,794	2	943	10,523	65	2,274	28,166
% Change	-14.4	18.1	15.2	**	-11.0	11.4	-40.0	1.7	1.3
COMPLETED & NOT ABSORBED									
October 2013	161	16	36	0	9	995	n/a	n/a	1,217
October 2012	177	12	35	0	15	941	n/a	n/a	1,180
% Change	-9.0	33.3	2.9	n/a	-40.0	5.7	n/a	n/a	3.1
ABSORBED									
October 2013	865	110	500	1	45	764	n/a	n/a	2,285
October 2012	1,125	90	217	0	108	1 620	n/a	n/a	3,160
% Change	-23.1	22.2	130.4	n/a	-58.3	-52.8	n/a	n/a	-27.7
Year-to-date 2013	8,602	1,755	3,238	13	843	11,649	n/a	n/a	26,100
Year-to-date 2012	10,001	1,497	2,821	2	936	10,449	n/a	n/a	25,706
% Change	-14.0	17.2	14.8	**	-9.9	11.5	n/a	n/a	1.5

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
October 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Toronto City									
October 2013	106	6	17	7	40	1,764	6	25	1,971
October 2012	103	6	10	0	0	1,810	0	0	1,929
York Region									
October 2013	281	56	102	0	0	505	0	0	944
October 2012	301	62	89	0	51	186	0	1	690
Peel Region									
October 2013	163	48	134	0	0	352	0	0	697
October 2012	444	54	108	0	0	0	0	0	606
Halton Region									
October 2013	112	2	86	0	10	9	0	37	256
October 2012	158	14	110	0	72	254	0	0	608
Durham Region									
October 2013	129	0	18	0	6	0	0	15	168
October 2012	126	16	17	0	22	0	0	0	181
Toronto CMA									
October 2013	824	132	388	8	46	2,630	6	25	4,059
October 2012	1,053	136	341	5	137	2,250	0	1	3,923
Oshawa CMA									
October 2013	85	0	18	0	0	0	0	15	118
October 2012	98	16	12	0	8	0	0	0	134
Greater Toronto Area									
October 2013	791	112	357	7	56	2,630	6	77	4,036
October 2012	1,132	152	334	0	145	2,250	0	1	4,014

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
October 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Toronto City									
October 2013	1,555	202	643	7	388	42,095	10	1,380	46,280
October 2012	1,281	194	946	0	212	37,961	14	2,743	43,351
York Region									
October 2013	2,205	244	1,030	0	46	7,441	0	107	11,073
October 2012	2,194	344	1,426	5	238	5,740	2	142	10,091
Peel Region									
October 2013	2,813	1,244	879	1	141	2,752	8	4	7,843
October 2012	3,147	1,227	997	10	194	2,384	8	250	8,218
Halton Region									
October 2013	692	60	728	0	324	1,675	0	307	3,786
October 2012	847	142	935	0	397	1,679	0	0	4,000
Durham Region									
October 2013	875	46	334	0	52	120	17	390	1,834
October 2012	1,099	52	222	0	224	190	1	159	1,947
Toronto CMA									
October 2013	8,038	1,842	3,743	26	810	53,385	18	1,491	69,354
October 2012	8,183	1,991	4,537	45	1,108	47,272	24	3,135	66,296
Oshawa CMA									
October 2013	519	24	88	0	40	120	17	390	1,198
October 2012	650	30	82	0	171	190	1	159	1,283
Greater Toronto Area									
October 2013	8,140	1,796	3,614	8	951	54,083	35	2,188	70,816
October 2012	8,568	1,959	4,526	15	1,265	47,954	25	3,294	67,607

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
October 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Toronto City									
October 2013	91	12	63	0	9	736	0	463	1,374
October 2012	70	26	21	0	0	1,627	0	0	1,744
York Region									
October 2013	287	32	59	1	14	0	0	3	396
October 2012	352	16	138	0	28	0	0	5	539
Peel Region									
October 2013	324	60	114	0	0	0	0	0	498
October 2012	270	42	0	0	34	0	0	200	546
Halton Region									
October 2013	48	10	219	0	11	0	0	0	288
October 2012	258	0	38	0	0	121	0	75	492
Durham Region									
October 2013	117	4	16	0	14	0	13	3	167
October 2012	206	10	23	0	49	0	0	16	304
Toronto CMA									
October 2013	821	114	465	6	23	736	0	466	2,631
October 2012	1,068	92	188	2	101	1,748	0	205	3,404
Oshawa CMA									
October 2013	77	4	6	0	14	0	13	3	117
October 2012	111	2	6	0	12	0	0	16	147
Greater Toronto Area									
October 2013	867	118	471	1	48	736	13	469	2,723
October 2012	1,156	94	220	0	111	1,748	0	296	3,625

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
October 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Toronto City									
October 2013	72	6	22	0	7	868	n/a	n/a	975
October 2012	63	7	16	0	4	799	n/a	n/a	889
York Region									
October 2013	23	6	14	0	0	98	n/a	n/a	141
October 2012	16	0	6	0	0	25	n/a	n/a	47
Peel Region									
October 2013	30	2	0	0	2	25	n/a	n/a	59
October 2012	19	5	0	0	2	74	n/a	n/a	100
Halton Region									
October 2013	25	2	0	0	0	4	n/a	n/a	31
October 2012	57	0	2	0	3	25	n/a	n/a	87
Durham Region									
October 2013	11	0	0	0	0	0	n/a	n/a	11
October 2012	22	0	11	0	6	18	n/a	n/a	57
Toronto CMA									
October 2013	149	18	52	0	9	1,013	n/a	n/a	1,241
October 2012	161	14	51	0	6	932	n/a	n/a	1,164
Oshawa CMA									
October 2013	3	0	0	0	0	0	n/a	n/a	3
October 2012	7	0	0	0	6	9	n/a	n/a	22
Greater Toronto Area									
October 2013	161	16	36	0	9	995	n/a	n/a	1,217
October 2012	177	12	35	0	15	941	n/a	n/a	1,180

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
October 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Toronto City									
October 2013	88	6	60	0	6	764	n/a	n/a	924
October 2012	59	22	18	0	0	1,524	n/a	n/a	1,623
York Region									
October 2013	283	32	80	1	14	0	n/a	n/a	410
October 2012	350	16	138	0	28	0	n/a	n/a	532
Peel Region									
October 2013	325	60	114	0	0	0	n/a	n/a	499
October 2012	278	42	0	0	34	0	n/a	n/a	354
Halton Region									
October 2013	49	8	230	0	11	0	n/a	n/a	298
October 2012	233	0	38	0	0	96	n/a	n/a	367
Durham Region									
October 2013	120	4	16	0	14	0	n/a	n/a	154
October 2012	205	10	23	0	46	0	n/a	n/a	284
Toronto CMA									
October 2013	818	106	483	6	20	764	n/a	n/a	2,197
October 2012	1,038	88	185	2	101	1,620	n/a	n/a	3,034
Oshawa CMA									
October 2013	79	4	6	0	14	0	n/a	n/a	103
October 2012	112	2	6	0	9	0	n/a	n/a	129
Greater Toronto Area									
October 2013	865	110	500	1	45	764	n/a	n/a	2,285
October 2012	1,125	90	217	0	108	1,620	n/a	n/a	3,160

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3a: History of Housing Starts of Toronto CMA
2003 - 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2012	10,657	2,233	4,828	39	983	27,413	28	1,923	48,105
% Change	-4.9	12.1	11.2	-2.5	-5.2	42.8	133.3	0.1	21.0
2011	11,207	1,992	4,340	40	1,037	19,195	12	1,922	39,745
% Change	13.4	21.8	30.4	-18.4	-24.4	65.7	-57.1	46.7	36.1
2010	9,887	1,636	3,327	49	1,372	11,586	28	1,310	29,195
% Change	22.9	-18.8	37.8	-39.5	132.1	5.8	**	-27.5	12.5
2009	8,048	2,014	2,415	81	591	10,954	8	1,808	25,949
% Change	-28.4	-14.4	-12.9	17.4	-68.0	-50.8	-60.0	8.2	-38.5
2008	11,239	2,352	2,772	69	1,845	22,244	20	1,671	42,212
% Change	-23.8	-16.6	-37.0	146.4	48.1	136.7	**	154.3	26.8
2007	14,741	2,820	4,401	28	1,246	9,396	4	657	33,293
% Change	4.8	1.0	14.0	-41.7	-11.7	-29.6	-50.0	-57.6	-10.2
2006	14,072	2,792	3,860	48	1,411	13,338	8	1,551	37,080
% Change	-10.6	-16.2	-17.7	-5.9	-19.4	-7.2	-93.3	1.4	-10.9
2005	15,746	3,333	4,690	51	1,751	14,376	119	1,530	41,596
% Change	-17.0	-5.2	7.5	-47.4	18.7	15.5	133.3	28.9	-1.2
2004	18,979	3,514	4,362	97	1,475	12,450	51	1,187	42,115
% Change	-3.1	-26.5	-1.4	136.6	29.3	-6.3	-67.3	-35.0	-7.4
2003	19,585	4,782	4,422	41	1,141	13,291	156	1,825	45,475

Source: CMHC (Starts and Completions Survey)

Table 1.3b: History of Housing Starts of Oshawa CMA 2003 - 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2012	1,153	50	111	0	185	154	2	148	1,803
% Change	-16.7	25.0	-44.2	n/a	21.7	**	-80.0	**	-3.0
2011	1,384	40	199	0	152	30	10	44	1,859
% Change	-10.1	150.0	-13.9	n/a	70.8	n/a	n/a	**	-1.5
2010	1,540	16	231	0	89	0	0	12	1,888
% Change	84.2	**	**	n/a	140.5	n/a	-100.0	-71.4	92.7
2009	836	4	58	0	37	0	3	42	980
% Change	-44.3	0.0	-77.3	n/a	-79.1	-100.0	n/a	55.6	-50.7
2008	1,500	4	255	0	177	24	0	27	1,987
% Change	-14.1	-71.4	38.6	n/a	6.0	-81.7	n/a	-81.5	-16.8
2007	1,747	14	184	0	167	131	0	146	2,389
% Change	-17.1	-22.2	-29.0	n/a	35.8	-73.0	-100.0	n/a	-20.2
2006	2,108	18	259	0	123	486	1	0	2,995
% Change	-8.4	80.0	5.3	n/a	**	54.8	-97.3	-100.0	2.1
2005	2,301	10	246	0	22	314	37	4	2,934
% Change	-2.3	-85.3	-49.9	n/a	-21.4	49.5	n/a	n/a	-6.9
2004	2,356	68	491	0	28	210	0	0	3,153
% Change	-23.4	-60.5	-10.6	n/a	n/a	191.7	n/a	-100.0	-19.3
2003	3,074	172	549	0	0	72	0	40	3,907

Source: CMHC (Starts and Completions Survey)

Table 1.3c: History of Housing Starts in the Greater Toronto Area 2003 - 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2012	11,285	2,219	4,919	3	1,204	27,905	30	2,071	49,637
% Change	-6.8	11.8	7.5	-81.3	-1.0	44.0	36.4	5.3	20.3
2011	12,105	1,984	4,576	16	1,216	19,375	22	1,966	41,260
% Change	9.3	12.7	27.6	-36.0	-19.9	61.2	-21.4	48.7	31.6
2010	11,079	1,760	3,587	25	1,519	12,021	28	1,322	31,341
% Change	27.9	-15.4	51.5	**	129.1	8.8	154.5	-36.6	16.3
2009	8,663	2,080	2,367	3	663	11,044	11	2,084	26,945
% Change	-31.4	-14.6	-21.9	-95.9	-70.3	-51.1	-45.0	23.0	-39.7
2008	12,633	2,436	3,030	73	2,231	22,585	20	1,694	44,702
% Change	-23.7	-15.7	-35.2	**	39.0	134.9	**	111.0	23.6
2007	16,550	2,890	4,674	18	1,605	9,615	4	803	36,159
% Change	2.3	-0.1	9.0	50.0	-4.1	-30.4	-76.5	-50.6	-10.7
2006	16,179	2,894	4,287	12	1,673	13,824	17	1,626	40,512
% Change	-10.7	-14.5	-15.3	-65.7	-16.0	-6.6	-90.0	-3.9	-10.5
2005	18,127	3,383	5,059	35	1,992	14,800	170	1,692	45,258
% Change	-15.3	-7.5	-0.2	-12.5	23.9	13.5	120.8	27.9	-2.1
2004	21,413	3,656	5,068	40	1,608	13,041	77	1,323	46,226
% Change	-5.4	-27.1	-3.6	**	14.0	-3.3	-50.6	-29.1	-7.7
2003	22,627	5,014	5,259	1	1,411	13,482	156	1,865	50,062

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
October 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Oct 2013	Oct 2012	Oct 2013	Oct 2012	Oct 2013	Oct 2012	Oct 2013	Oct 2012	Oct 2013	Oct 2012	% Change
Toronto City	113	103	12	6	57	10	1,789	1,810	1,971	1,929	2.2
Toronto	15	22	4	2	6	4	851	1,183	876	1,211	-27.7
East York	9	3	0	0	0	0	0	0	9	3	200.0
Etobicoke	15	21	6	0	0	0	615	72	636	93	**
North York	59	41	2	0	19	0	96	555	176	596	-70.5
Scarborough	11	14	0	4	32	6	227	0	270	24	**
York	4	2	0	0	0	0	0	0	4	2	100.0
York Region	281	301	56	62	102	140	505	187	944	690	36.8
Aurora	1	1	0	0	0	0	0	0	1	1	0.0
East Gwillimbury	2	2	0	0	0	0	0	0	2	2	0.0
Georgina Township	15	11	0	0	0	8	0	0	15	19	-21.1
King Township	16	110	2	0	0	0	0	0	18	110	-83.6
Markham	55	42	40	62	0	76	505	187	600	367	63.5
Newmarket	38	16	0	0	0	0	0	0	38	16	137.5
Richmond Hill	35	20	0	0	82	0	0	0	117	20	**
Vaughan	96	44	14	0	20	56	0	0	130	100	30.0
Whitchurch-Stouffville	23	55	0	0	0	0	0	0	23	55	-58.2
Peel Region	163	444	48	54	134	108	352	0	697	606	15.0
Brampton	137	422	44	54	102	89	0	0	283	565	-49.9
Caledon	22	16	4	0	28	19	0	0	54	35	54.3
Mississauga	4	6	0	0	4	0	352	0	360	6	**
Halton Region	112	158	2	14	96	182	46	254	256	608	-57.9
Burlington	2	25	2	2	10	0	37	0	51	27	88.9
Halton Hills	4	14	0	0	0	0	0	0	4	14	-71.4
Milton	9	74	0	0	0	182	0	0	9	256	-96.5
Oakville	97	45	0	12	86	0	9	254	192	311	-38.3
Durham Region	129	126	0	16	24	39	15	0	168	181	-7.2
Ajax	17	18	0	0	0	14	0	0	17	32	-46.9
Brock	0	0	0	0	0	0	0	0	0	0	n/a
Clarington	14	41	0	0	0	6	0	0	14	47	-70.2
Oshawa	48	8	0	16	0	6	15	0	63	30	110.0
Pickering	18	5	0	0	6	5	0	0	24	10	140.0
Scugog	4	3	0	0	0	0	0	0	4	3	33.3
Uxbridge	5	2	0	0	0	0	0	0	5	2	150.0
Whitby	23	49	0	0	18	8	0	0	41	57	-28.1
Remainder of Toronto CMA	125	52	22	2	49	19	0	0	196	73	168.5
Bradford West Gwillimbury	85	8	16	2	49	12	0	0	150	22	**
Town of Mono	1	7	0	0	0	0	0	0	1	7	-85.7
New Tecumseth	38	24	6	0	0	0	0	0	44	24	83.3
Orangeville	1	13	0	0	0	7	0	0	1	20	-95.0
Toronto CMA	832	1,058	138	136	434	478	2,655	2,251	4,059	3,923	3.5
Oshawa CMA	85	98	0	16	18	20	15	0	118	134	-11.9
Greater Toronto Area (GTA)	798	1,132	118	152	413	479	2,707	2,251	4,036	4,014	0.5

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - October 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Toronto City	1,030	836	162	158	570	581	10,684	19,537	12,446	21,112	-41.0
Toronto	148	130	24	14	28	77	7,791	11,727	7,991	11,948	-33.1
East York	62	74	0	6	5	0	0	105	67	185	-63.8
Etobicoke	174	141	42	74	16	68	1,075	2,330	1,307	2,613	-50.0
North York	452	335	72	10	291	261	1,091	4,692	1,906	5,298	-64.0
Scarborough	172	133	16	38	230	172	727	97	1,145	440	160.2
York	22	23	8	16	0	3	0	586	30	628	-95.2
York Region	2,665	2,843	276	430	807	1,881	2,441	3,638	6,189	8,792	-29.6
Aurora	10	71	0	0	0	41	0	244	10	356	-97.2
East Gwillimbury	30	82	8	32	0	0	0	0	38	114	-66.7
Georgina Township	114	94	2	0	19	23	0	0	135	117	15.4
King Township	237	303	6	4	77	83	0	127	320	517	-38.1
Markham	785	719	178	316	378	1,014	1,285	2,006	2,626	4,055	-35.2
Newmarket	401	309	40	0	0	60	0	0	441	369	19.5
Richmond Hill	352	311	4	12	167	246	136	764	659	1,333	-50.6
Vaughan	545	551	38	46	159	286	1,020	497	1,762	1,380	27.7
Whitchurch-Stouffville	191	403	0	20	7	128	0	0	198	551	-64.1
Peel Region	2,361	2,998	984	999	867	755	1,199	1,112	5,411	5,864	-7.7
Brampton	1,846	2,560	668	908	620	620	320	224	3,454	4,312	-19.9
Caledon	272	276	54	41	95	126	0	0	421	443	-5.0
Mississauga	243	162	262	50	152	9	879	888	1,536	1,109	38.5
Halton Region	717	1,049	84	138	863	1,482	995	1,012	2,659	3,681	-27.8
Burlington	61	100	4	2	163	90	547	338	775	530	46.2
Halton Hills	174	140	0	0	154	25	0	0	328	165	98.8
Milton	178	589	58	116	345	1,021	96	152	677	1,878	-64.0
Oakville	304	220	22	20	201	346	352	522	879	1,108	-20.7
Durham Region	1,177	1,559	92	74	413	485	251	293	1,933	2,411	-19.8
Ajax	271	284	12	42	91	184	0	0	374	510	-26.7
Brock	15	8	0	0	0	0	0	0	15	8	87.5
Clarington	214	510	30	6	83	65	0	82	327	663	-50.7
Oshawa	368	222	28	26	24	57	249	0	669	305	119.3
Pickering	78	241	22	0	176	46	0	0	276	287	-3.8
Scugog	24	15	0	0	0	0	0	0	24	15	60.0
Uxbridge	36	40	0	0	0	0	0	0	36	40	-10.0
Whitby	171	239	0	0	39	133	2	211	212	583	-63.6
Remainder of Toronto CMA	686	575	62	80	206	129	0	0	954	784	21.7
Bradford West Gwillimbury	357	282	28	60	193	34	0	0	578	376	53.7
Town of Mono	29	42	0	0	0	0	0	0	29	42	-31.0
New Tecumseth	235	195	34	20	13	25	0	0	282	240	17.5
Orangeville	65	56	0	0	0	70	0	0	65	126	-48.4
Toronto CMA	7,783	8,766	1,598	1,845	3,417	4,968	14,772	24,961	27,570	40,540	-32.0
Oshawa CMA	753	971	58	32	146	255	251	293	1,208	1,551	-22.1
Greater Toronto Area (GTA)	7,950	9,285	1,598	1,799	3,520	5,184	15,570	25,592	28,638	41,860	-31.6

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
October 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Oct 2013	Oct 2012	Oct 2013	Oct 2012	Oct 2013	Oct 2012	Oct 2013	Oct 2012
Toronto City	57	10	0	0	1,764	1,810	25	0
Toronto	6	4	0	0	826	1,183	25	0
East York	0	0	0	0	0	0	0	0
Etobicoke	0	0	0	0	615	72	0	0
North York	19	0	0	0	96	555	0	0
Scarborough	32	6	0	0	227	0	0	0
York	0	0	0	0	0	0	0	0
York Region	102	140	0	0	505	186	0	1
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	0	8	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	0	76	0	0	505	186	0	1
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	82	0	0	0	0	0	0	0
Vaughan	20	56	0	0	0	0	0	0
Whitchurch-Stouffville	0	0	0	0	0	0	0	0
Peel Region	134	108	0	0	352	0	0	0
Brampton	102	89	0	0	0	0	0	0
Caledon	28	19	0	0	0	0	0	0
Mississauga	4	0	0	0	352	0	0	0
Halton Region	96	182	0	0	9	254	37	0
Burlington	10	0	0	0	0	0	37	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	0	182	0	0	0	0	0	0
Oakville	86	0	0	0	9	254	0	0
Durham Region	24	39	0	0	0	0	15	0
Ajax	0	14	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	0	6	0	0	0	0	0	0
Oshawa	0	6	0	0	0	0	15	0
Pickering	6	5	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	18	8	0	0	0	0	0	0
Remainder of Toronto CMA	49	19	0	0	0	0	0	0
Bradford West Gwillimbury	49	12	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	0	0	0
Orangeville	0	7	0	0	0	0	0	0
Toronto CMA	434	478	0	0	2,630	2,250	25	1
Oshawa CMA	18	20	0	0	0	0	15	0
Greater Toronto Area (GTA)	413	479	0	0	2,630	2,250	77	1

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - October 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Toronto City	570	567	0	14	10,451	18,120	233	1,417
Toronto	28	77	0	0	7,744	10,987	47	740
East York	5	0	0	0	0	105	0	0
Etobicoke	16	68	0	0	1,073	2,330	2	0
North York	291	247	0	14	1,091	4,601	0	91
Scarborough	230	172	0	0	543	97	184	0
York	0	3	0	0	0	0	0	586
York Region	807	1,869	0	12	2,428	3,483	13	155
Aurora	0	41	0	0	0	244	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	19	23	0	0	0	0	0	0
King Township	77	83	0	0	0	127	0	0
Markham	378	1,014	0	0	1,278	1,991	7	15
Newmarket	0	60	0	0	0	0	0	0
Richmond Hill	167	246	0	0	130	624	6	140
Vaughan	159	282	0	4	1,020	497	0	0
Whitchurch-Stouffville	7	120	0	8	0	0	0	0
Peel Region	867	755	0	0	970	862	229	250
Brampton	620	620	0	0	95	224	225	0
Caledon	95	126	0	0	0	0	0	0
Mississauga	152	9	0	0	875	638	4	250
Halton Region	863	1,482	0	0	688	1,012	307	0
Burlington	163	90	0	0	240	338	307	0
Halton Hills	154	25	0	0	0	0	0	0
Milton	345	1,021	0	0	96	152	0	0
Oakville	201	346	0	0	352	522	0	0
Durham Region	386	485	27	0	0	154	251	139
Ajax	91	184	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	56	65	27	0	0	82	0	0
Oshawa	24	57	0	0	0	0	249	0
Pickering	176	46	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	39	133	0	0	0	72	2	139
Remainder of Toronto CMA	206	129	0	0	0	0	0	0
Bradford West Gwillimbury	193	34	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	13	25	0	0	0	0	0	0
Orangeville	0	70	0	0	0	0	0	0
Toronto CMA	3,417	4,942	0	26	14,297	23,139	475	1,822
Oshawa CMA	119	255	27	0	0	154	251	139
Greater Toronto Area (GTA)	3,493	5,158	27	26	14,537	23,631	1,033	1,961

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
October 2013

Submarket	Freehold		Condominium		Rental		Total*	
	Oct 2013	Oct 2012	Oct 2013	Oct 2012	Oct 2013	Oct 2012	Oct 2013	Oct 2012
Toronto City	129	119	1,811	1,810	31	0	1,971	1,929
Toronto	25	28	826	1,183	25	0	876	1,211
East York	9	3	0	0	0	0	9	3
Etobicoke	15	21	615	72	6	0	636	93
North York	54	41	122	555	0	0	176	596
Scarborough	22	24	248	0	0	0	270	24
York	4	2	0	0	0	0	4	2
York Region	439	452	505	237	0	1	944	690
Aurora	1	1	0	0	0	0	1	1
East Gwillimbury	2	2	0	0	0	0	2	2
Georgina Township	15	19	0	0	0	0	15	19
King Township	18	110	0	0	0	0	18	110
Markham	95	180	505	186	0	1	600	367
Newmarket	38	16	0	0	0	0	38	16
Richmond Hill	117	20	0	0	0	0	117	20
Vaughan	130	49	0	51	0	0	130	100
Whitchurch-Stouffville	23	55	0	0	0	0	23	55
Peel Region	345	606	352	0	0	0	697	606
Brampton	283	565	0	0	0	0	283	565
Caledon	54	35	0	0	0	0	54	35
Mississauga	8	6	352	0	0	0	360	6
Halton Region	200	282	19	326	37	0	256	608
Burlington	4	27	10	0	37	0	51	27
Halton Hills	4	14	0	0	0	0	4	14
Milton	9	184	0	72	0	0	9	256
Oakville	183	57	9	254	0	0	192	311
Durham Region	147	159	6	22	15	0	168	181
Ajax	17	18	0	14	0	0	17	32
Brock	0	0	0	0	0	0	0	0
Clarington	14	47	0	0	0	0	14	47
Oshawa	48	30	0	0	15	0	63	30
Pickering	18	10	6	0	0	0	24	10
Scugog	4	3	0	0	0	0	4	3
Uxbridge	5	2	0	0	0	0	5	2
Whitby	41	49	0	8	0	0	41	57
Remainder of Toronto CMA	195	68	1	5	0	0	196	73
Bradford West Gwillimbury	150	22	0	0	0	0	150	22
Town of Mono	0	2	1	5	0	0	1	7
New Tecumseth	44	24	0	0	0	0	44	24
Orangeville	1	20	0	0	0	0	1	20
Toronto CMA	1,344	1,530	2,684	2,392	31	1	4,059	3,923
Oshawa CMA	103	126	0	8	15	0	118	134
Greater Toronto Area (GTA)	1,260	1,618	2,693	2,395	83	1	4,036	4,014

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
January - October 2013

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Toronto City	1,478	1,682	10,725	17,999	243	1,431	12,446	21,112
Toronto	200	221	7,744	10,987	47	740	7,991	11,948
East York	67	80	0	105	0	0	67	185
Etobicoke	226	215	1,073	2,398	8	0	1,307	2,613
North York	558	684	1,344	4,509	4	105	1,906	5,298
Scarborough	397	440	564	0	184	0	1,145	440
York	30	42	0	0	0	586	30	628
York Region	3,728	5,040	2,448	3,583	13	169	6,189	8,792
Aurora	10	109	0	247	0	0	10	356
East Gwillimbury	38	114	0	0	0	0	38	114
Georgina Township	135	117	0	0	0	0	135	117
King Township	320	390	0	127	0	0	320	517
Markham	1,341	2,025	1,278	2,015	7	15	2,626	4,055
Newmarket	441	369	0	0	0	0	441	369
Richmond Hill	516	547	137	646	6	140	659	1,333
Vaughan	729	828	1,033	548	0	4	1,762	1,380
Whitchurch-Stouffville	198	541	0	0	0	10	198	551
Peel Region	4,131	4,690	1,051	923	229	250	5,411	5,864
Brampton	3,054	4,035	175	276	225	0	3,454	4,312
Caledon	421	443	0	0	0	0	421	443
Mississauga	656	212	876	647	4	250	1,536	1,109
Halton Region	1,486	2,147	866	1,534	307	0	2,659	3,681
Burlington	107	186	361	344	307	0	775	530
Halton Hills	328	165	0	0	0	0	328	165
Milton	567	1,515	110	363	0	0	677	1,878
Oakville	484	281	395	827	0	0	879	1,108
Durham Region	1,608	1,858	43	414	282	139	1,933	2,411
Ajax	358	419	16	91	0	0	374	510
Brock	15	8	0	0	0	0	15	8
Clarington	300	551	0	112	27	0	327	663
Oshawa	416	258	0	47	253	0	669	305
Pickering	270	287	6	0	0	0	276	287
Scugog	24	15	0	0	0	0	24	15
Uxbridge	36	40	0	0	0	0	36	40
Whitby	189	280	21	164	2	139	212	583
Remainder of Toronto CMA	915	731	39	53	0	0	954	784
Bradford West Gwillimbury	578	376	0	0	0	0	578	376
Town of Mono	7	21	22	21	0	0	29	42
New Tecumseth	265	208	17	32	0	0	282	240
Orangeville	65	126	0	0	0	0	65	126
Toronto CMA	12,295	14,850	14,790	23,839	485	1,850	27,570	40,540
Oshawa CMA	905	1,089	21	323	282	139	1,208	1,551
Greater Toronto Area (GTA)	12,431	15,417	15,133	24,453	1,074	1,989	28,638	41,860

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
October 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Oct 2013	Oct 2012	Oct 2013	Oct 2012	Oct 2013	Oct 2012	Oct 2013	Oct 2012	Oct 2013	Oct 2012	% Change
Toronto City	91	70	12	26	72	21	1,199	1,627	1,374	1,744	-21.2
Toronto	13	6	2	2	0	0	796	1,206	811	1,214	-33.2
East York	4	4	0	0	0	0	0	21	4	25	-84.0
Etobicoke	13	9	2	0	0	0	0	0	15	9	66.7
North York	47	35	0	6	31	21	0	400	78	462	-83.1
Scarborough	11	15	8	18	41	0	403	0	463	33	**
York	3	1	0	0	0	0	0	0	3	1	200.0
York Region	288	352	32	16	73	166	3	5	396	539	-26.5
Aurora	2	1	0	0	0	0	0	0	2	1	100.0
East Gwillimbury	2	16	4	6	0	0	0	0	6	22	-72.7
Georgina Township	15	20	0	0	0	13	0	0	15	33	-54.5
King Township	43	46	0	2	0	19	0	0	43	67	-35.8
Markham	125	76	22	0	53	63	3	5	203	144	41.0
Newmarket	32	73	6	0	0	0	0	0	38	73	-47.9
Richmond Hill	35	36	0	0	20	34	0	0	55	70	-21.4
Vaughan	31	63	0	4	0	37	0	0	31	104	-70.2
Whitchurch-Stouffville	3	21	0	4	0	0	0	0	3	25	-88.0
Peel Region	324	270	60	42	114	34	0	200	498	546	-8.8
Brampton	264	234	44	20	114	0	0	200	422	454	-7.0
Caledon	29	20	0	2	0	0	0	0	29	22	31.8
Mississauga	31	16	16	20	0	34	0	0	47	70	-32.9
Halton Region	48	258	10	0	230	38	0	196	288	492	-41.5
Burlington	7	40	0	0	11	26	0	75	18	141	-87.2
Halton Hills	3	5	0	0	32	0	0	0	35	5	**
Milton	33	157	6	0	187	12	0	0	226	169	33.7
Oakville	5	56	4	0	0	0	0	121	9	177	-94.9
Durham Region	118	206	4	10	42	72	3	16	167	304	-45.1
Ajax	28	86	0	8	10	54	0	0	38	148	-74.3
Brock	0	2	0	0	0	0	0	0	0	2	-100.0
Clarington	27	63	4	2	26	12	0	0	57	77	-26.0
Oshawa	32	23	0	0	6	0	3	16	41	39	5.1
Pickering	3	6	0	0	0	0	0	0	3	6	-50.0
Scugog	2	0	0	0	0	0	0	0	2	0	n/a
Uxbridge	7	1	0	0	0	0	0	0	7	1	**
Whitby	19	25	0	0	0	6	0	0	19	31	-38.7
Remainder of Toronto CMA	45	67	0	2	0	0	0	0	45	69	-34.8
Bradford West Gwillimbury	20	31	0	0	0	0	0	0	20	31	-35.5
Town of Mono	6	2	0	0	0	0	0	0	6	2	200.0
New Tecumseth	11	27	0	2	0	0	0	0	11	29	-62.1
Orangeville	8	7	0	0	0	0	0	0	8	7	14.3
Toronto CMA	827	1,070	114	94	488	287	1,202	1,953	2,631	3,404	-22.7
Oshawa CMA	78	111	4	2	32	18	3	16	117	147	-20.4
Greater Toronto Area (GTA)	869	1,156	118	94	531	331	1,205	2,044	2,723	3,625	-24.9

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - October 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Toronto City	809	711	134	214	518	446	10,829	10,042	12,290	11,413	7.7
Toronto	143	91	14	12	52	28	7,256	5,266	7,465	5,397	38.3
East York	68	40	0	2	0	0	363	83	431	125	**
Etobicoke	158	100	72	4	68	11	806	2,596	1,104	2,711	-59.3
North York	323	298	10	154	224	273	1,477	1,404	2,034	2,129	-4.5
Scarborough	87	167	24	42	174	134	927	693	1,212	1,036	17.0
York	30	15	14	0	0	0	0	0	44	15	193.3
York Region	2,552	3,533	500	366	1,301	1,297	1,437	605	5,790	5,801	-0.2
Aurora	30	62	20	0	41	0	0	0	91	62	46.8
East Gwillimbury	51	97	24	24	6	20	0	0	81	141	-42.6
Georgina Township	104	119	2	0	0	13	0	0	106	132	-19.7
King Township	274	97	0	2	37	61	264	0	575	160	**
Markham	799	1,058	340	260	620	673	500	16	2,259	2,007	12.6
Newmarket	250	250	92	4	34	4	0	4	376	262	43.5
Richmond Hill	206	582	8	18	196	233	429	20	839	853	-1.6
Vaughan	450	966	14	34	255	217	140	565	859	1,782	-51.8
Whitchurch-Stouffville	388	302	0	24	112	76	104	0	604	402	50.2
Peel Region	2,966	2,404	797	674	850	658	1,257	1,163	5,870	4,899	19.8
Brampton	2,538	1,952	762	428	665	277	225	200	4,190	2,857	46.7
Caledon	238	312	15	100	58	77	0	0	311	489	-36.4
Mississauga	190	140	20	146	127	304	1,032	963	1,369	1,553	-11.8
Halton Region	957	1,599	224	132	959	675	424	754	2,564	3,160	-18.9
Burlington	94	279	2	0	89	128	186	150	371	557	-33.4
Halton Hills	136	38	0	4	85	19	0	0	221	61	**
Milton	577	802	182	100	587	266	98	344	1,444	1,512	-4.5
Oakville	150	480	40	28	198	262	140	260	528	1,030	-48.7
Durham Region	1,353	1,833	110	108	459	687	91	265	2,013	2,893	-30.4
Ajax	272	370	24	102	166	262	0	0	462	734	-37.1
Brock	7	8	0	0	0	0	0	0	7	8	-12.5
Clarington	301	480	28	6	94	105	44	0	467	591	-21.0
Oshawa	374	246	46	0	77	69	17	30	514	345	49.0
Pickering	165	294	10	0	34	67	0	235	209	596	-64.9
Scugog	9	8	0	0	0	0	0	0	9	8	12.5
Uxbridge	28	37	0	0	0	0	0	0	28	37	-24.3
Whitby	197	390	2	0	88	184	30	0	317	574	-44.8
Remainder of Toronto CMA	531	697	66	46	37	33	32	0	666	776	-14.2
Bradford West Gwillimbury	257	389	48	26	20	0	0	0	325	415	-21.7
Town of Mono	38	34	0	0	0	0	0	0	38	34	11.8
New Tecumseth	156	229	18	14	4	0	32	0	210	243	-13.6
Orangeville	80	45	0	6	13	33	0	0	93	84	10.7
Toronto CMA	8,186	9,366	1,753	1,534	3,776	3,310	13,793	12,649	27,508	26,859	2.4
Oshawa CMA	872	1,116	76	6	259	358	91	30	1,298	1,510	-14.0
Greater Toronto Area (GTA)	8,637	10,080	1,765	1,494	4,087	3,763	14,038	12,829	28,527	28,166	1.3

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
October 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Oct 2013	Oct 2012	Oct 2013	Oct 2012	Oct 2013	Oct 2012	Oct 2013	Oct 2012
Toronto City	72	21	0	0	736	1,627	463	0
Toronto	0	0	0	0	333	1,206	463	0
East York	0	0	0	0	0	21	0	0
Etobicoke	0	0	0	0	0	0	0	0
North York	31	21	0	0	0	400	0	0
Scarborough	41	0	0	0	403	0	0	0
York	0	0	0	0	0	0	0	0
York Region	73	166	0	0	0	0	3	5
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	0	13	0	0	0	0	0	0
King Township	0	19	0	0	0	0	0	0
Markham	53	63	0	0	0	0	3	5
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	20	34	0	0	0	0	0	0
Vaughan	0	37	0	0	0	0	0	0
Whitchurch-Stouffville	0	0	0	0	0	0	0	0
Peel Region	114	34	0	0	0	0	0	200
Brampton	114	0	0	0	0	0	0	200
Caledon	0	0	0	0	0	0	0	0
Mississauga	0	34	0	0	0	0	0	0
Halton Region	230	38	0	0	0	121	0	75
Burlington	11	26	0	0	0	0	0	75
Halton Hills	32	0	0	0	0	0	0	0
Milton	187	12	0	0	0	0	0	0
Oakville	0	0	0	0	0	121	0	0
Durham Region	30	72	12	0	0	0	3	16
Ajax	10	54	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	14	12	12	0	0	0	0	0
Oshawa	6	0	0	0	0	0	3	16
Pickering	0	0	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	0	6	0	0	0	0	0	0
Remainder of Toronto CMA	0	0	0	0	0	0	0	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	0	0	0
Orangeville	0	0	0	0	0	0	0	0
Toronto CMA	488	287	0	0	736	1,748	466	205
Oshawa CMA	20	18	12	0	0	0	3	16
Greater Toronto Area (GTA)	519	331	12	0	736	1,748	469	296

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - October 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Toronto City	504	446	14	0	9,162	8,332	1,667	1,710
Toronto	52	28	0	0	5,890	4,496	1,366	770
East York	0	0	0	0	363	21	0	62
Etobicoke	68	11	0	0	806	1,871	0	725
North York	210	273	14	0	1,386	1,404	91	0
Scarborough	174	134	0	0	717	540	210	153
York	0	0	0	0	0	0	0	0
York Region	1,301	1,281	0	16	1,290	501	147	104
Aurora	41	0	0	0	0	0	0	0
East Gwillimbury	6	20	0	0	0	0	0	0
Georgina Township	0	13	0	0	0	0	0	0
King Township	37	61	0	0	264	0	0	0
Markham	620	673	0	0	493	0	7	16
Newmarket	34	4	0	0	0	0	0	4
Richmond Hill	196	233	0	0	289	20	140	0
Vaughan	255	217	0	0	140	481	0	84
Whitchurch-Stouffville	112	60	0	16	104	0	0	0
Peel Region	850	658	0	0	782	963	475	200
Brampton	665	277	0	0	0	0	225	200
Caledon	58	77	0	0	0	0	0	0
Mississauga	127	304	0	0	782	963	250	0
Halton Region	959	675	0	0	422	524	2	230
Burlington	89	128	0	0	186	0	0	150
Halton Hills	85	19	0	0	0	0	0	0
Milton	587	266	0	0	96	264	2	80
Oakville	198	262	0	0	140	260	0	0
Durham Region	438	641	21	46	70	235	21	30
Ajax	166	262	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	73	97	21	8	40	0	4	0
Oshawa	77	31	0	38	0	0	17	30
Pickering	34	67	0	0	0	235	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	88	184	0	0	30	0	0	0
Remainder of Toronto CMA	37	33	0	0	32	0	0	0
Bradford West Gwillimbury	20	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	4	0	0	0	32	0	0	0
Orangeville	13	33	0	0	0	0	0	0
Toronto CMA	3,762	3,294	14	16	11,502	10,555	2,291	2,094
Oshawa CMA	238	312	21	46	70	0	21	30
Greater Toronto Area (GTA)	4,052	3,701	35	62	11,726	10,555	2,312	2,274

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
October 2013

Submarket	Freehold		Condominium		Rental		Total*	
	Oct 2013	Oct 2012	Oct 2013	Oct 2012	Oct 2013	Oct 2012	Oct 2013	Oct 2012
Toronto City	166	117	745	1,627	463	0	1,374	1,744
Toronto	15	8	333	1,206	463	0	811	1,214
East York	4	4	0	21	0	0	4	25
Etobicoke	15	9	0	0	0	0	15	9
North York	69	62	9	400	0	0	78	462
Scarborough	60	33	403	0	0	0	463	33
York	3	1	0	0	0	0	3	1
York Region	378	506	15	28	3	5	396	539
Aurora	1	1	1	0	0	0	2	1
East Gwillimbury	6	22	0	0	0	0	6	22
Georgina Township	15	33	0	0	0	0	15	33
King Township	43	67	0	0	0	0	43	67
Markham	200	139	0	0	3	5	203	144
Newmarket	38	73	0	0	0	0	38	73
Richmond Hill	41	48	14	22	0	0	55	70
Vaughan	31	98	0	6	0	0	31	104
Whitchurch-Stouffville	3	25	0	0	0	0	3	25
Peel Region	498	312	0	34	0	200	498	546
Brampton	422	254	0	0	0	200	422	454
Caledon	29	22	0	0	0	0	29	22
Mississauga	47	36	0	34	0	0	47	70
Halton Region	277	296	11	121	0	75	288	492
Burlington	7	66	11	0	0	75	18	141
Halton Hills	35	5	0	0	0	0	35	5
Milton	226	169	0	0	0	0	226	169
Oakville	9	56	0	121	0	0	9	177
Durham Region	137	239	14	49	16	16	167	304
Ajax	38	111	0	37	0	0	38	148
Brock	0	2	0	0	0	0	0	2
Clarington	31	71	14	6	12	0	57	77
Oshawa	37	23	0	0	4	16	41	39
Pickering	3	6	0	0	0	0	3	6
Scugog	2	0	0	0	0	0	2	0
Uxbridge	7	1	0	0	0	0	7	1
Whitby	19	25	0	6	0	0	19	31
Remainder of Toronto CMA	40	65	5	4	0	0	45	69
Bradford West Gwillimbury	20	31	0	0	0	0	20	31
Town of Mono	1	0	5	2	0	0	6	2
New Tecumseth	11	27	0	2	0	0	11	29
Orangeville	8	7	0	0	0	0	8	7
Toronto CMA	1,400	1,348	765	1,851	466	205	2,631	3,404
Oshawa CMA	87	119	14	12	16	16	117	147
Greater Toronto Area (GTA)	1,456	1,470	785	1,859	482	296	2,723	3,625

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market
January - October 2013

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Toronto City	1,359	1,352	9,250	8,351	1,681	1,710	12,290	11,413
Toronto	209	152	5,890	4,475	1,366	770	7,465	5,397
East York	68	42	363	21	0	62	431	125
Etobicoke	230	109	874	1,877	0	725	1,104	2,711
North York	529	724	1,400	1,405	105	0	2,034	2,129
Scarborough	279	310	723	573	210	153	1,212	1,036
York	44	15	0	0	0	0	44	15
York Region	4,211	4,998	1,432	683	147	120	5,790	5,801
Aurora	88	60	3	2	0	0	91	62
East Gwillimbury	81	141	0	0	0	0	81	141
Georgina Township	106	132	0	0	0	0	106	132
King Township	311	160	264	0	0	0	575	160
Markham	1,759	1,939	493	52	7	16	2,259	2,007
Newmarket	376	258	0	0	0	4	376	262
Richmond Hill	384	732	315	121	140	0	839	853
Vaughan	606	1,190	253	508	0	84	859	1,782
Whitchurch-Stouffville	500	386	104	0	0	16	604	402
Peel Region	4,471	3,462	924	1,237	475	200	5,870	4,899
Brampton	3,950	2,657	15	0	225	200	4,190	2,857
Caledon	311	489	0	0	0	0	311	489
Mississauga	210	316	909	1,237	250	0	1,369	1,553
Halton Region	1,882	2,155	680	775	2	230	2,564	3,160
Burlington	131	353	240	54	0	150	371	557
Halton Hills	221	38	0	23	0	0	221	61
Milton	1,289	1,079	153	353	2	80	1,444	1,512
Oakville	241	685	287	345	0	0	528	1,030
Durham Region	1,675	2,392	292	422	46	79	2,013	2,893
Ajax	378	652	84	82	0	0	462	734
Brock	7	8	0	0	0	0	7	8
Clarington	364	550	78	33	25	8	467	591
Oshawa	446	243	47	31	21	71	514	345
Pickering	209	361	0	235	0	0	209	596
Scugog	9	8	0	0	0	0	9	8
Uxbridge	28	37	0	0	0	0	28	37
Whitby	234	533	83	41	0	0	317	574
Remainder of Toronto CMA	581	745	85	31	0	0	666	776
Bradford West Gwillimbury	325	415	0	0	0	0	325	415
Town of Mono	10	11	28	23	0	0	38	34
New Tecumseth	153	235	57	8	0	0	210	243
Orangeville	93	84	0	0	0	0	93	84
Toronto CMA	12,988	13,409	12,215	11,340	2,305	2,110	27,508	26,859
Oshawa CMA	1,044	1,326	208	105	46	79	1,298	1,510
Greater Toronto Area (GTA)	13,598	14,359	12,578	11,468	2,351	2,339	28,527	28,166

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
October 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $799,999		$800,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Toronto City													
October 2013	0	0.0	0	0.0	1	1.2	6	7.1	77	91.7	84	1,609,900	1,655,835
October 2012	0	0.0	5	8.6	1	1.7	6	10.3	46	79.3	58	1,669,655	1,665,469
Year-to-date 2013	5	0.7	8	1.1	9	1.2	58	7.7	669	89.3	749	1,399,000	1,637,637
Year-to-date 2012	8	1.2	94	13.6	53	7.7	62	9.0	474	68.6	691	989,580	1,148,089
Toronto													
October 2013	0	0.0	0	0.0	0	0.0	1	7.7	12	92.3	13	1,495,000	1,410,385
October 2012	0	0.0	0	0.0	0	0.0	0	0.0	7	100.0	7	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	6	5.0	115	95.0	121	1,495,000	1,871,267
Year-to-date 2012	0	0.0	0	0.0	1	1.1	0	0.0	86	98.9	87	1,295,000	1,733,383
East York													
October 2013	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
October 2012	0	0.0	0	0.0	0	0.0	3	75.0	1	25.0	4	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	8	13.6	51	86.4	59	925,000	1,112,856
Year-to-date 2012	0	0.0	0	0.0	0	0.0	12	30.0	28	70.0	40	995,000	1,359,134
Etobicoke													
October 2013	0	0.0	0	0.0	0	0.0	0	0.0	12	100.0	12	1,695,400	2,056,829
October 2012	0	0.0	0	0.0	0	0.0	1	11.1	8	88.9	9	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	22	14.0	135	86.0	157	1,529,000	1,733,109
Year-to-date 2012	0	0.0	1	1.0	5	4.9	19	18.4	78	75.7	103	1,079,559	1,224,547
North York													
October 2013	0	0.0	0	0.0	0	0.0	0	0.0	46	100.0	46	1,899,900	1,820,745
October 2012	0	0.0	0	0.0	0	0.0	0	0.0	24	100.0	24	1,960,070	1,873,737
Year-to-date 2013	4	1.2	0	0.0	0	0.0	3	0.9	315	97.8	322	1,654,495	1,824,241
Year-to-date 2012	5	1.7	22	7.6	5	1.7	11	3.8	248	85.2	291	1,054,900	1,211,476
Scarborough													
October 2013	0	0.0	0	0.0	1	14.3	5	71.4	1	14.3	7	--	--
October 2012	0	0.0	5	38.5	1	7.7	1	7.7	6	46.2	13	750,000	807,992
Year-to-date 2013	1	1.7	8	13.6	9	15.3	11	18.6	30	50.8	59	800,000	756,047
Year-to-date 2012	3	1.9	71	45.8	38	24.5	15	9.7	28	18.1	155	550,000	626,454
York													
October 2013	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
October 2012	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	8	25.8	23	74.2	31	870,890	980,578
Year-to-date 2012	0	0.0	0	0.0	4	26.7	5	33.3	6	40.0	15	789,590	826,121

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
October 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $799,999		$800,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
York Region													
October 2013	14	4.9	8	2.8	27	9.5	94	33.1	141	49.6	284	799,990	878,400
October 2012	39	11.2	72	20.6	35	10.0	116	33.2	87	24.9	349	711,900	681,736
Year-to-date 2013	191	7.5	168	6.6	537	21.2	909	35.8	734	28.9	2,539	705,000	785,956
Year-to-date 2012	449	12.7	748	21.2	699	19.8	986	28.0	645	18.3	3,527	634,000	676,037
Aurora													
October 2013	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
October 2012	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2013	0	0.0	2	7.1	3	10.7	2	7.1	21	75.0	28	889,990	1,045,532
Year-to-date 2012	1	1.6	2	3.2	1	1.6	8	12.7	51	81.0	63	879,990	1,005,165
East Gwillimbury													
October 2013	0	0.0	1	50.0	0	0.0	1	50.0	0	0.0	2	--	--
October 2012	10	62.5	6	37.5	0	0.0	0	0.0	0	0.0	16	449,990	441,928
Year-to-date 2013	38	74.5	8	15.7	1	2.0	3	5.9	1	2.0	51	440,990	470,421
Year-to-date 2012	78	80.4	18	18.6	0	0.0	1	1.0	0	0.0	97	442,990	440,391
Georgina Township													
October 2013	7	46.7	1	6.7	0	0.0	1	6.7	6	40.0	15	525,000	680,924
October 2012	20	100.0	0	0.0	0	0.0	0	0.0	0	0.0	20	337,990	342,340
Year-to-date 2013	78	75.0	5	4.8	3	2.9	7	6.7	11	10.6	104	349,995	472,989
Year-to-date 2012	104	87.4	5	4.2	2	1.7	0	0.0	8	6.7	119	340,290	416,816
King Township													
October 2013	0	0.0	0	0.0	0	0.0	12	27.9	31	72.1	43	835,990	922,712
October 2012	0	0.0	0	0.0	0	0.0	27	58.7	19	41.3	46	768,490	808,164
Year-to-date 2013	0	0.0	0	0.0	1	0.4	105	38.6	166	61.0	272	826,990	936,991
Year-to-date 2012	0	0.0	1	1.0	0	0.0	54	56.3	41	42.7	96	768,990	839,970
Markham													
October 2013	1	0.8	2	1.6	14	11.5	50	41.0	55	45.1	122	792,495	846,839
October 2012	1	1.4	5	6.8	9	12.2	24	32.4	35	47.3	74	789,995	764,921
Year-to-date 2013	10	1.3	40	5.0	205	25.8	308	38.8	231	29.1	794	706,945	776,175
Year-to-date 2012	165	15.7	397	37.8	269	25.6	113	10.8	107	10.2	1,051	542,990	583,165
Newmarket													
October 2013	6	18.8	4	12.5	8	25.0	14	43.8	0	0.0	32	598,400	609,763
October 2012	5	6.8	49	67.1	15	20.5	4	5.5	0	0.0	73	530,990	535,420
Year-to-date 2013	51	20.5	52	20.9	75	30.1	71	28.5	0	0.0	249	577,900	570,562
Year-to-date 2012	38	15.2	116	46.4	62	24.8	34	13.6	0	0.0	250	545,990	543,679
Richmond Hill													
October 2013	0	0.0	0	0.0	3	8.6	12	34.3	20	57.1	35	915,000	1,196,479
October 2012	0	0.0	3	8.6	7	20.0	14	40.0	11	31.4	35	740,900	779,787
Year-to-date 2013	0	0.0	2	1.0	10	4.9	73	35.6	120	58.5	205	839,990	1,099,863
Year-to-date 2012	2	0.3	47	8.1	190	32.9	233	40.3	106	18.3	578	664,900	752,587
Vaughan													
October 2013	0	0.0	0	0.0	0	0.0	3	10.0	27	90.0	30	877,400	968,979
October 2012	0	0.0	0	0.0	1	1.6	45	71.4	17	27.0	63	755,990	785,826
Year-to-date 2013	1	0.2	0	0.0	26	5.8	257	57.4	164	36.6	448	767,990	908,508
Year-to-date 2012	6	0.6	16	1.6	115	11.8	536	55.1	299	30.8	972	749,945	811,199
Whitchurch-Stouffville													
October 2013	0	0.0	0	0.0	2	66.7	1	33.3	0	0.0	3	--	--
October 2012	3	14.3	9	42.9	3	14.3	2	9.5	4	19.0	21	482,900	640,868
Year-to-date 2013	13	3.4	59	15.2	213	54.9	83	21.4	20	5.2	388	602,900	637,596
Year-to-date 2012	55	18.3	146	48.5	60	19.9	7	2.3	33	11.0	301	499,900	584,037

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
October 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $799,999		$800,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Peel Region													
October 2013	52	16.0	93	28.6	64	19.7	93	28.6	23	7.1	325	583,900	607,269
October 2012	25	9.0	72	25.9	105	37.8	67	24.1	9	3.2	278	577,900	596,069
Year-to-date 2013	475	16.0	818	27.6	743	25.1	710	24.0	216	7.3	2,962	576,990	604,869
Year-to-date 2012	385	16.0	690	28.7	673	28.0	503	20.9	151	6.3	2,402	563,900	587,580
Brampton													
October 2013	49	18.5	89	33.6	58	21.9	51	19.2	18	6.8	265	541,900	581,582
October 2012	21	9.1	66	28.6	79	34.2	57	24.7	8	3.5	231	573,900	596,781
Year-to-date 2013	459	18.1	763	30.1	652	25.8	555	21.9	103	4.1	2,532	558,400	575,529
Year-to-date 2012	357	18.3	616	31.6	499	25.6	414	21.2	64	3.3	1,950	551,900	561,901
Caledon													
October 2013	3	10.3	4	13.8	6	20.7	11	37.9	5	17.2	29	654,900	697,466
October 2012	4	12.9	6	19.4	15	48.4	5	16.1	1	3.2	31	564,990	582,853
Year-to-date 2013	16	6.7	50	20.8	83	34.6	65	27.1	26	10.8	240	611,900	640,577
Year-to-date 2012	28	9.0	73	23.4	134	42.9	67	21.5	10	3.2	312	594,445	605,740
Mississauga													
October 2013	0	0.0	0	0.0	0	0.0	31	100.0	0	0.0	31	745,900	742,481
October 2012	0	0.0	0	0.0	11	68.8	5	31.3	0	0.0	16	584,900	611,400
Year-to-date 2013	0	0.0	5	2.6	8	4.2	90	47.4	87	45.8	190	755,400	950,764
Year-to-date 2012	0	0.0	1	0.7	40	28.6	22	15.7	77	55.0	140	850,000	904,787
Halton Region													
October 2013	8	16.3	21	42.9	7	14.3	4	8.2	9	18.4	49	499,900	643,227
October 2012	67	28.8	67	28.8	57	24.5	7	3.0	35	15.0	233	520,900	672,739
Year-to-date 2013	264	27.5	248	25.8	203	21.1	82	8.5	163	17.0	960	539,900	715,309
Year-to-date 2012	351	22.7	503	32.5	312	20.1	97	6.3	286	18.5	1,549	529,900	706,153
Burlington													
October 2013	0	0.0	0	0.0	3	42.9	1	14.3	3	42.9	7	--	--
October 2012	0	0.0	13	32.5	17	42.5	0	0.0	10	25.0	40	600,000	853,399
Year-to-date 2013	0	0.0	1	1.0	42	43.8	23	24.0	30	31.3	96	694,990	923,923
Year-to-date 2012	17	6.3	140	51.5	81	29.8	2	0.7	32	11.8	272	525,000	660,696
Halton Hills													
October 2013	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
October 2012	0	0.0	0	0.0	0	0.0	2	40.0	3	60.0	5	--	--
Year-to-date 2013	2	1.5	22	16.2	51	37.5	33	24.3	28	20.6	136	624,950	700,707
Year-to-date 2012	0	0.0	0	0.0	2	5.3	7	18.4	29	76.3	38	890,900	960,282
Milton													
October 2013	8	24.2	21	63.6	4	12.1	0	0.0	0	0.0	33	463,900	482,324
October 2012	67	42.7	51	32.5	39	24.8	0	0.0	0	0.0	157	480,900	485,569
Year-to-date 2013	261	44.9	224	38.6	67	11.5	9	1.5	20	3.4	581	459,900	485,425
Year-to-date 2012	329	41.0	288	35.9	177	22.1	4	0.5	4	0.5	802	470,400	489,067
Oakville													
October 2013	0	0.0	0	0.0	0	0.0	3	50.0	3	50.0	6	--	--
October 2012	0	0.0	3	9.7	1	3.2	5	16.1	22	71.0	31	929,000	1,362,193
Year-to-date 2013	1	0.7	1	0.7	43	29.3	17	11.6	85	57.8	147	1,400,000	1,501,171
Year-to-date 2012	5	1.1	75	17.2	52	11.9	84	19.2	221	50.6	437	800,000	1,110,754

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
October 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $799,999		$800,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Durham Region													
October 2013	51	42.9	28	23.5	17	14.3	15	12.6	8	6.7	119	469,900	509,382
October 2012	105	51.2	40	19.5	21	10.2	27	13.2	12	5.9	205	436,900	482,380
Year-to-date 2013	589	43.7	308	22.8	213	15.8	170	12.6	68	5.0	1,348	473,990	502,386
Year-to-date 2012	983	54.2	411	22.6	238	13.1	126	6.9	57	3.1	1,815	435,550	458,476
Ajax													
October 2013	3	9.7	9	29.0	11	35.5	7	22.6	1	3.2	31	591,100	570,789
October 2012	25	29.8	11	13.1	15	17.9	25	29.8	8	9.5	84	593,333	562,004
Year-to-date 2013	19	6.9	89	32.4	107	38.9	55	20.0	5	1.8	275	583,300	571,278
Year-to-date 2012	118	33.1	71	19.9	77	21.6	73	20.5	17	4.8	356	528,880	532,321
Brock													
October 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
October 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Clarington													
October 2013	22	84.6	1	3.8	2	7.7	1	3.8	0	0.0	26	376,195	392,288
October 2012	53	85.5	9	14.5	0	0.0	0	0.0	0	0.0	62	348,195	364,423
Year-to-date 2013	241	79.8	33	10.9	13	4.3	6	2.0	9	3.0	302	347,945	392,833
Year-to-date 2012	405	83.0	66	13.5	10	2.0	5	1.0	2	0.4	488	352,945	370,530
Oshawa													
October 2013	23	71.9	6	18.8	1	3.1	2	6.3	0	0.0	32	401,945	423,610
October 2012	12	48.0	10	40.0	2	8.0	1	4.0	0	0.0	25	459,900	459,730
Year-to-date 2013	242	64.5	87	23.2	28	7.5	18	4.8	0	0.0	375	408,900	432,839
Year-to-date 2012	180	73.5	56	22.9	3	1.2	5	2.0	1	0.4	245	383,990	393,668
Pickering													
October 2013	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
October 2012	2	25.0	1	12.5	1	12.5	0	0.0	4	50.0	8	--	--
Year-to-date 2013	13	7.9	29	17.6	29	17.6	62	37.6	32	19.4	165	685,000	679,379
Year-to-date 2012	88	29.9	93	31.6	79	26.9	11	3.7	23	7.8	294	502,660	542,427
Scugog													
October 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
October 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Uxbridge													
October 2013	2	28.6	1	14.3	0	0.0	1	14.3	3	42.9	7	--	--
October 2012	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2013	6	21.4	2	7.1	2	7.1	7	25.0	11	39.3	28	725,850	758,314
Year-to-date 2012	8	21.1	6	15.8	9	23.7	10	26.3	5	13.2	38	591,550	637,545
Whitby													
October 2013	1	5.0	11	55.0	3	15.0	4	20.0	1	5.0	20	532,990	579,565
October 2012	12	48.0	9	36.0	3	12.0	1	4.0	0	0.0	25	458,990	464,653
Year-to-date 2013	68	33.5	68	33.5	34	16.7	22	10.8	11	5.4	203	494,990	521,351
Year-to-date 2012	184	46.7	119	30.2	60	15.2	22	5.6	9	2.3	394	455,990	461,065

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
October 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $799,999		$800,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Remainder of Toronto CMA													
October 2013	38	86.4	4	9.1	2	4.5	0	0.0	0	0.0	44	394,990	399,857
October 2012	64	95.5	3	4.5	0	0.0	0	0.0	0	0.0	67	364,990	368,172
Year-to-date 2013	483	90.6	35	6.6	6	1.1	2	0.4	7	1.3	533	389,990	391,734
Year-to-date 2012	587	84.2	97	13.9	5	0.7	5	0.7	3	0.4	697	397,990	392,966
Bradford West Gwillimbury													
October 2013	20	100.0	0	0.0	0	0.0	0	0.0	0	0.0	20	379,990	380,690
October 2012	30	96.8	1	3.2	0	0.0	0	0.0	0	0.0	31	394,990	400,796
Year-to-date 2013	234	91.1	18	7.0	1	0.4	1	0.4	3	1.2	257	395,990	401,818
Year-to-date 2012	300	77.1	85	21.9	2	0.5	1	0.3	1	0.3	389	424,990	430,176
Town of Mono													
October 2013	3	60.0	2	40.0	0	0.0	0	0.0	0	0.0	5	--	--
October 2012	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	--	--
Year-to-date 2013	24	63.2	7	18.4	2	5.3	1	2.6	4	10.5	38	432,400	485,318
Year-to-date 2012	27	79.4	3	8.8	0	0.0	2	5.9	2	5.9	34	419,900	446,994
New Tecumseth													
October 2013	10	90.9	1	9.1	0	0.0	0	0.0	0	0.0	11	354,990	373,728
October 2012	27	100.0	0	0.0	0	0.0	0	0.0	0	0.0	27	305,990	316,471
Year-to-date 2013	154	98.7	2	1.3	0	0.0	0	0.0	0	0.0	156	342,990	347,676
Year-to-date 2012	229	100.0	0	0.0	0	0.0	0	0.0	0	0.0	229	305,990	314,361
Orangeville													
October 2013	5	62.5	1	12.5	2	25.0	0	0.0	0	0.0	8	--	--
October 2012	5	71.4	2	28.6	0	0.0	0	0.0	0	0.0	7	--	--
Year-to-date 2013	71	86.6	8	9.8	3	3.7	0	0.0	0	0.0	82	391,900	400,581
Year-to-date 2012	31	68.9	9	20.0	3	6.7	2	4.4	0	0.0	45	412,900	430,498
Toronto CMA													
October 2013	117	14.3	136	16.6	109	13.3	204	24.9	254	31.0	820	685,000	798,833
October 2012	223	21.5	218	21.0	197	19.0	221	21.3	179	17.2	1,038	576,945	675,042
Year-to-date 2013	1,456	17.9	1,396	17.2	1,594	19.6	1,862	22.9	1,807	22.3	8,115	618,990	753,048
Year-to-date 2012	1,977	21.3	2,162	23.3	1,826	19.7	1,745	18.8	1,572	16.9	9,282	569,990	662,606
Oshawa CMA													
October 2013	46	59.0	18	23.1	6	7.7	7	9.0	1	1.3	78	405,400	453,158
October 2012	77	68.8	28	25.0	5	4.5	2	1.8	0	0.0	112	382,445	408,069
Year-to-date 2013	551	62.6	188	21.4	75	8.5	46	5.2	20	2.3	880	401,990	439,528
Year-to-date 2012	769	68.2	241	21.4	73	6.5	32	2.8	12	1.1	1,127	379,990	407,211
Greater Toronto Area													
October 2013	125	14.5	150	17.4	116	13.5	212	24.6	258	30.0	861	675,000	787,518
October 2012	236	21.0	256	22.8	219	19.5	223	19.9	189	16.8	1,123	568,900	673,078
Year-to-date 2013	1,524	17.8	1,550	18.1	1,705	19.9	1,929	22.5	1,850	21.6	8,558	610,990	745,229
Year-to-date 2012	2,176	21.8	2,446	24.5	1,975	19.8	1,774	17.8	1,613	16.2	9,984	564,990	652,549

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
October 2013

Submarket	Oct 2013	Oct 2012	% Change	YTD 2013	YTD 2012	% Change
Toronto City	1,655,835	1,665,469	-0.6	1,637,637	1,148,089	42.6
Toronto	1,410,385	--	n/a	1,871,267	1,733,383	8.0
East York	--	--	n/a	1,112,856	1,359,134	-18.1
Etobicoke	2,056,829	--	n/a	1,733,109	1,224,547	41.5
North York	1,820,745	1,873,737	-2.8	1,824,241	1,211,476	50.6
Scarborough	--	807,992	n/a	756,047	626,454	20.7
York	--	--	n/a	980,578	826,121	18.7
York Region	878,400	681,736	28.8	785,956	676,037	16.3
Aurora	--	--	n/a	1,045,532	1,005,165	4.0
East Gwillimbury	--	441,928	n/a	470,421	440,391	6.8
Georgina Township	680,924	342,340	98.9	472,989	416,816	13.5
King Township	922,712	808,164	14.2	936,991	839,970	11.6
Markham	846,839	764,921	10.7	776,175	583,165	33.1
Newmarket	609,763	535,420	13.9	570,562	543,679	4.9
Richmond Hill	1,196,479	779,787	53.4	1,099,863	752,587	46.1
Vaughan	968,979	785,826	23.3	908,508	811,199	12.0
Whitchurch-Stouffville	--	640,868	n/a	637,596	584,037	9.2
Peel Region	607,269	596,069	1.9	604,869	587,580	2.9
Brampton	581,582	596,781	-2.5	575,529	561,901	2.4
Caledon	697,466	582,853	19.7	640,577	605,740	5.8
Mississauga	742,481	611,400	21.4	950,764	904,787	5.1
Halton Region	643,227	672,739	-4.4	715,309	706,153	1.3
Burlington	--	853,399	n/a	923,923	660,696	39.8
Halton Hills	--	--	n/a	700,707	960,282	-27.0
Milton	482,324	485,569	-0.7	485,425	489,067	-0.7
Oakville	--	1,362,193	n/a	1,501,171	1,110,754	35.1
Durham Region	509,382	482,380	5.6	502,386	458,476	9.6
Ajax	570,789	562,004	1.6	571,278	532,321	7.3
Brock	--	--	n/a	--	--	n/a
Clarington	392,288	364,423	7.6	392,833	370,530	6.0
Oshawa	423,610	459,730	-7.9	432,839	393,668	10.0
Pickering	--	--	n/a	679,379	542,427	25.2
Scugog	--	--	n/a	--	--	n/a
Uxbridge	--	--	n/a	758,314	637,545	18.9
Whitby	579,565	464,653	24.7	521,351	461,065	13.1
Remainder of Toronto CMA	399,857	368,172	8.6	391,734	392,966	-0.3
Bradford West Gwillimbury	380,690	400,796	-5.0	401,818	430,176	-6.6
Town of Mono	--	--	n/a	485,318	446,994	8.6
New Tecumseth	373,728	316,471	18.1	347,676	314,361	10.6
Orangeville	--	--	n/a	400,581	430,498	-6.9
Toronto CMA	798,833	675,042	18.3	753,048	662,606	13.6
Oshawa CMA	453,158	408,069	11.0	439,528	407,211	7.9
Greater Toronto Area (GTA)	787,518	673,078	17.0	745,229	652,549	14.2

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Toronto
October 2013

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2012	January	4,567	5.2	7,835	9,655	12,391	63.2	463,534	8.5	483,574
	February	7,032	12.2	7,925	12,684	13,005	60.9	502,508	10.6	495,614
	March	9,690	4.6	8,081	16,308	13,146	61.5	504,117	10.5	496,264
	April	10,350	14.5	8,221	16,436	13,444	61.1	517,556	8.4	499,114
	May	10,850	8.0	7,693	19,177	13,538	56.8	516,787	6.4	492,910
	June	9,422	-7.9	7,365	16,679	14,180	51.9	508,622	6.8	495,493
	July	7,570	-4.4	7,260	13,888	13,603	53.4	476,947	3.9	485,803
	August	6,418	-14.9	6,905	11,748	12,808	53.9	479,095	6.1	498,753
	September	5,879	-23.2	6,796	15,220	14,086	48.2	503,662	8.2	509,284
	October	6,896	-9.8	6,778	13,054	13,090	51.8	503,479	5.3	498,238
	November	5,793	-18.3	6,657	9,838	13,294	50.1	485,328	1.0	488,113
	December	3,690	-21.8	6,640	4,295	12,397	53.6	478,739	6.0	497,214
2013	January	4,375	-4.2	6,937	10,624	12,746	54.4	482,648	4.1	503,667
	February	5,759	-18.1	6,864	11,052	12,471	55.0	510,580	1.6	503,165
	March	7,765	-19.9	6,927	14,728	13,095	52.9	519,879	3.1	511,024
	April	9,811	-5.2	7,143	18,270	13,420	53.2	526,335	1.7	506,953
	May	10,182	-6.2	7,236	19,216	13,488	53.6	542,174	4.9	516,599
	June	9,061	-3.8	7,326	15,564	13,329	55.0	531,374	4.5	518,056
	July	8,544	12.9	7,678	14,132	13,116	58.5	513,246	7.6	522,103
	August	7,569	17.9	7,970	12,208	13,305	59.9	503,094	5.0	524,586
	September	7,411	26.1	8,082	14,938	13,082	61.8	533,797	6.0	536,161
	October	8,000	16.0	7,685	13,110	13,073	58.8	539,058	7.1	533,832
	November									
	December									
	Q3 2012	19,867	-14.1		40,856			485,547	5.8	
	Q3 2013	23,524	18.4		41,278			516,454	6.4	
	YTD 2012	78,674	-1.6		144,849			500,927	7.5	
	YTD 2013	78,477	-0.3		143,842			523,076	4.4	

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[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 5b: MLS® Residential Activity for Oshawa
October 2013

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2012	January	556	10.1	886	1,073	1,248	71.0	316,394	4.7	323,831
	February	809	24.1	904	1,327	1,366	66.2	323,592	7.1	325,602
	March	1,128	15.0	909	1,722	1,336	68.0	327,630	8.6	328,586
	April	1,167	23.0	889	1,655	1,267	70.1	337,401	5.1	329,483
	May	1,183	13.8	883	1,749	1,302	67.8	339,086	7.3	332,909
	June	1,051	0.5	838	1,509	1,299	64.5	339,032	5.0	330,844
	July	925	9.0	862	1,306	1,325	65.0	334,783	3.0	328,489
	August	854	11.8	876	1,208	1,265	69.3	335,783	8.0	335,965
	September	729	-12.5	782	1,335	1,236	63.2	334,870	5.1	336,792
	October	797	5.0	847	1,140	1,236	68.5	335,818	5.7	335,597
	November	699	-4.8	822	909	1,202	68.4	335,697	6.8	341,121
	December	390	-20.7	698	416	1,107	63.1	324,743	4.7	336,524
2013	January	488	-12.2	775	989	1,168	66.4	331,514	4.8	339,051
	February	716	-11.5	800	1,072	1,102	72.6	348,474	7.7	350,588
	March	899	-20.3	720	1,412	1,096	65.7	346,697	5.8	347,533
	April	1,145	-1.9	869	1,682	1,286	67.6	353,291	4.7	344,429
	May	1,122	-5.2	838	1,837	1,361	61.6	354,968	4.7	348,617
	June	1,028	-2.2	826	1,402	1,211	68.2	358,692	5.8	350,093
	July	948	2.5	890	1,334	1,352	65.8	359,090	7.3	352,622
	August	896	4.9	919	1,235	1,291	71.1	357,105	6.3	357,094
	September	804	10.3	863	1,341	1,240	69.6	351,669	5.0	353,618
	October	870	9.2	923	1,188	1,285	71.8	359,974	7.2	360,000
	November									
	December									
	Q3 2012	2,508	2.5		3,849			335,149	5.3	
	Q3 2013	2,648	5.6		3,910			356,165	6.3	
	YTD 2012	9,199	9.8		14,024			333,371	5.9	
	YTD 2013	8,916	-3.1		13,492			353,387	6.0	

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[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6a: Economic Indicators Toronto CMA
October 2013

		Inteterest Rates			NHPI, Total, Toronto CMA 2007=100	CPI, 2002 =100	Toronto Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2012	January	598	3.50	5.29	114.2	120.7	2,941	8.7	66.7	897
	February	595	3.20	5.24	114.7	121.5	2,940	8.7	66.6	895
	March	595	3.20	5.24	115.4	122.0	2,947	8.6	66.5	895
	April	607	3.20	5.44	115.8	122.4	2,956	8.5	66.5	898
	May	601	3.20	5.34	116.4	122.4	2,967	8.6	66.7	908
	June	595	3.20	5.24	116.8	121.7	2,982	8.7	67.0	910
	July	595	3.10	5.24	116.8	121.6	3,000	8.5	67.2	914
	August	595	3.10	5.24	117.2	121.8	3,016	8.5	67.4	912
	September	595	3.10	5.24	117.9	122.1	3,034	8.5	67.7	915
	October	595	3.10	5.24	118.2	122.3	3,049	8.6	68.0	913
	November	595	3.10	5.24	118.5	122.0	3,068	8.4	68.2	905
	December	595	3.00	5.24	118.7	121.4	3,075	8.3	68.2	900
2013	January	595	3.00	5.24	119.0	121.5	3,076	8.2	68.1	894
	February	595	3.00	5.24	119.0	122.9	3,074	8.4	68.0	895
	March	590	3.00	5.14	119.1	123.3	3,067	8.4	67.8	896
	April	590	3.00	5.14	119.2	123.1	3,080	8.4	67.9	909
	May	590	3.00	5.14	119.4	123.2	3,100	8.0	68.0	918
	June	590	3.14	5.14	119.4	123.4	3,129	7.8	68.4	927
	July	590	3.14	5.14	119.8	123.6	3,136	7.8	68.4	920
	August	601	3.14	5.34	119.8	123.7	3,150	7.8	68.6	918
	September	601	3.14	5.34	119.9	123.8	3,155	7.9	68.6	916
	October	601	3.14	5.34		123.7	3,155	8.0	68.6	923
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

Table 6b: Economic Indicators Oshawa CMA
October 2013

		Inteterest Rates			NHPI, Total, Toronto CMA 2007=100	CPI, 2002 =100	Oshawa Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2012	January	598	3.50	5.29	114.2	120.7	197.6	7.4	69.6	891
	February	595	3.20	5.24	114.7	121.5	200.0	7.5	70.3	889
	March	595	3.20	5.24	115.4	122.0	199.6	8.0	70.5	896
	April	607	3.20	5.44	115.8	122.4	197.8	8.3	69.9	902
	May	601	3.20	5.34	116.4	122.4	195.1	8.5	69.1	910
	June	595	3.20	5.24	116.8	121.7	192.9	8.4	68.2	912
	July	595	3.10	5.24	116.8	121.6	191.3	8.6	67.6	919
	August	595	3.10	5.24	117.2	121.8	188.7	9.0	66.9	936
	September	595	3.10	5.24	117.9	122.1	188.2	9.1	66.7	950
	October	595	3.10	5.24	118.2	122.3	188.7	9.3	66.9	962
	November	595	3.10	5.24	118.5	122.0	191.8	9.2	67.9	958
	December	595	3.00	5.24	118.7	121.4	193.0	9.6	68.6	959
2013	January	595	3.00	5.24	119.0	121.5	194.2	9.6	68.9	949
	February	595	3.00	5.24	119.0	122.9	194.8	9.4	68.9	942
	March	590	3.00	5.14	119.1	123.3	196.8	8.6	68.9	935
	April	590	3.00	5.14	119.2	123.1	197.0	8.3	68.6	941
	May	590	3.00	5.14	119.4	123.2	197.9	7.4	68.2	945
	June	590	3.14	5.14	119.4	123.4	198.4	7.2	68.1	956
	July	590	3.14	5.14	119.8	123.6	200.7	6.4	68.3	954
	August	601	3.14	5.34	119.8	123.7	201.3	6.5	68.4	955
	September	601	3.14	5.34	119.9	123.8	200.3	6.3	67.8	946
	October	601	3.14	5.34		123.7	199.0	6.6	67.5	946
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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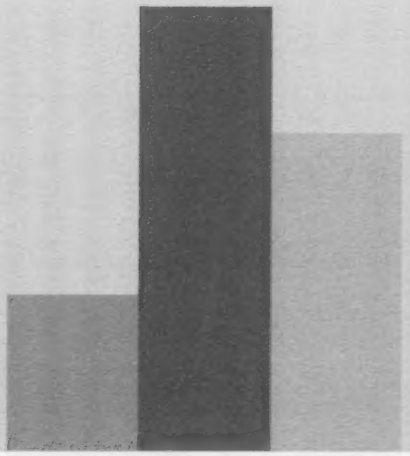

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- Housing Information Monthly
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Canada and Regional
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